CITY OF LA PALMA

General Plan Update

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I.
INTRODUCTION

CONTENTS OF THE GENERAL PLAN

State law requires all cities and counties to have a long-range plan for their physical development. Section 65300 of the State Government Code states:

> Each planning agency shall prepare and the legislative body shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgement bears relation to its planning.

Section 65302 of the Government Code requires that a general plan contain seven elements, or sections, addressing specific issues. A general plan, however, need not be organized into these seven elements, as long as the issues required by State law are discussed within the plan. The seven required elements are:

1. Land Use Element - designates the general distribution, location, and extent of the uses of land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public infrastructure and private use.

2. Circulation Element - identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, terminals, and other local public utilities and public facilities.

3. Housing Element - identifies existing and projected housing needs and establishes goals, objectives and programs for the preservation, improvement, and development of housing to meet the needs of all economic segments of the community.

4. Conservation Element - provides for the conservation, development, and use of natural resources, such as water, forests, soils, rivers, lakes, harbors, fisheries, wildlife and minerals.

5. Open Space Element - details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

6. Safety Element - establishes standards and plans for the protection of the community from flood, geologic and seismic hazards.

7. Noise Element - examines noise sources, yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.

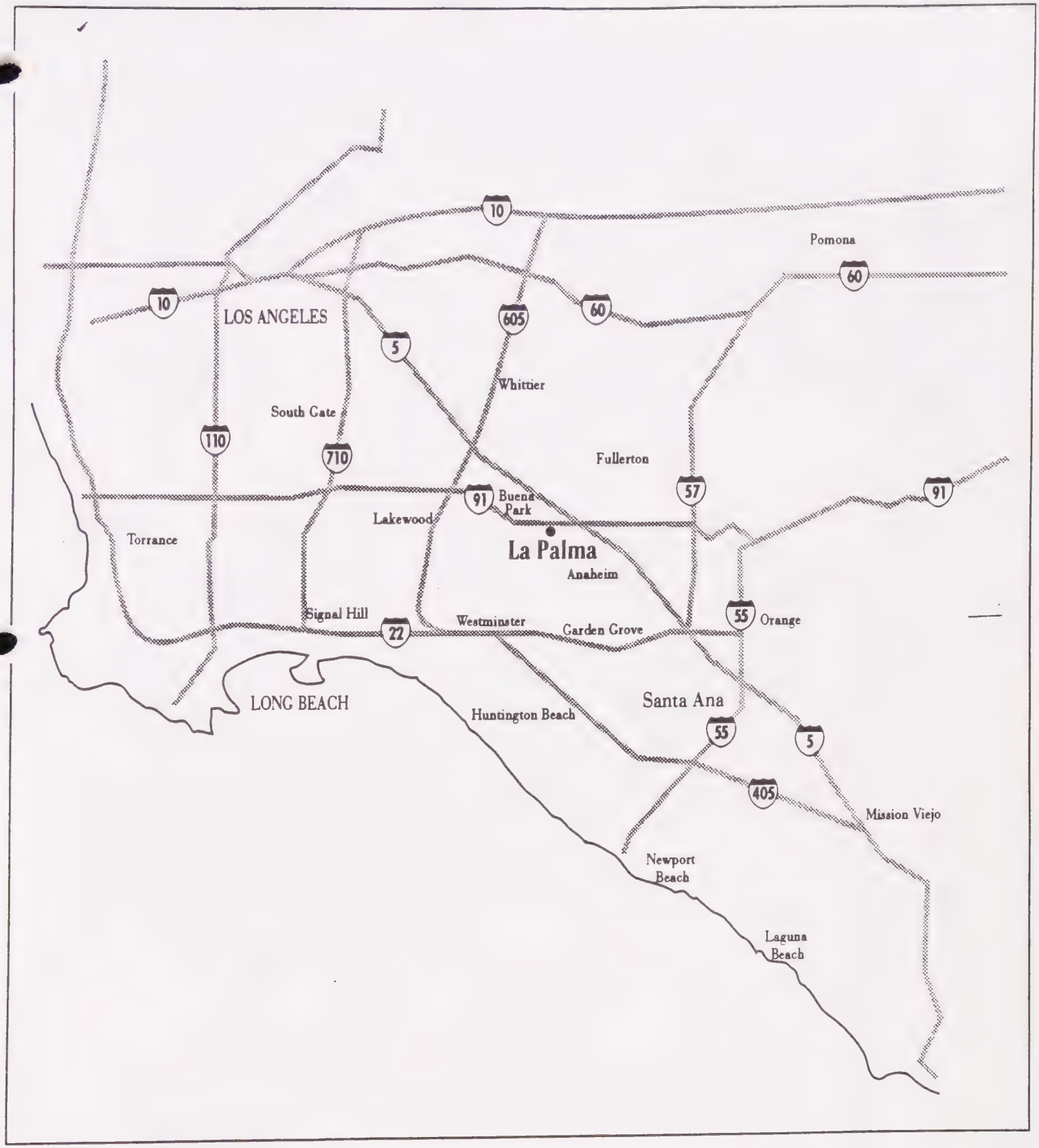
CURRENT LA PALMA GENERAL PLAN

The City of La Palma was incorporated in 1955 as the City of Dairyland. The name change from Dairyland to La Palma occurred in 1965 when it became obvious that the community would eventually become completely suburbanized. The area was originally extensively agriculture with a large number of dairy farms. As suburbanization gradually occurred, homes replaced dairies.

The City's General Plan was prepared in the 1970s except for an update of the Housing Element in 1989. The City Council determined that a comprehensive revision of the General Plan should be completed. The intent of the 1993 General Plan revision is to achieve the following objectives:

- Update the data contained in the previously adopted elements.
- Establish internal consistency among all elements of the General Plan.
- Revise goals and policies as needed to reflect changing conditions.
- Incorporate the new provisions and requirements of State law.

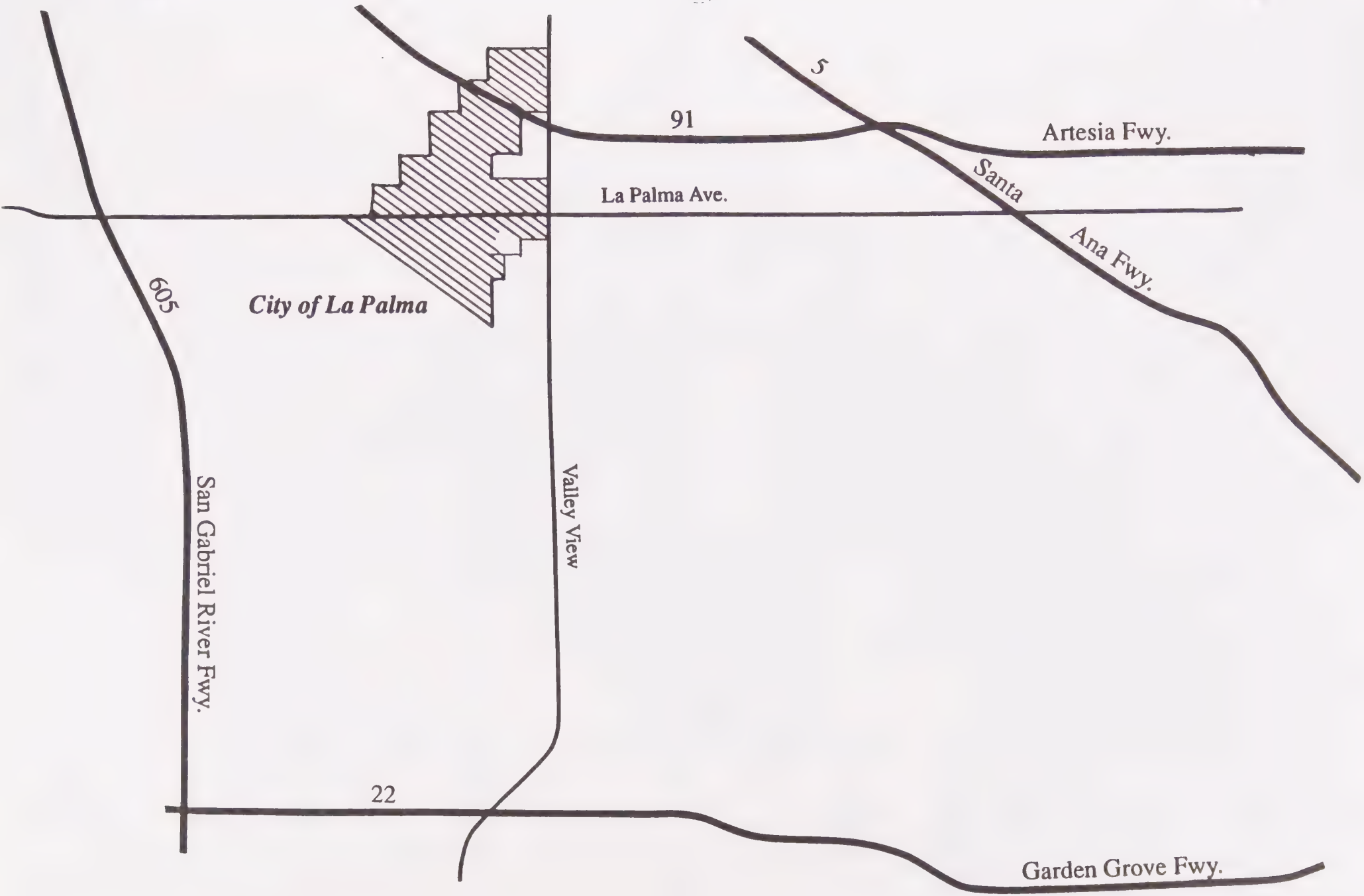
La Palma, a suburban community of 2.1 square miles, is located in the County of Orange. The regional location of La Palma is shown in Exhibit I-1. The vicinity of La Palma, which is situated in northwest Orange County and adjacent to Los Angeles County, is depicted on Exhibit I-2. The boundaries of incorporated La Palma are shown on Exhibit I-3.



Regional Location
City of La Palma General Plan Update

north

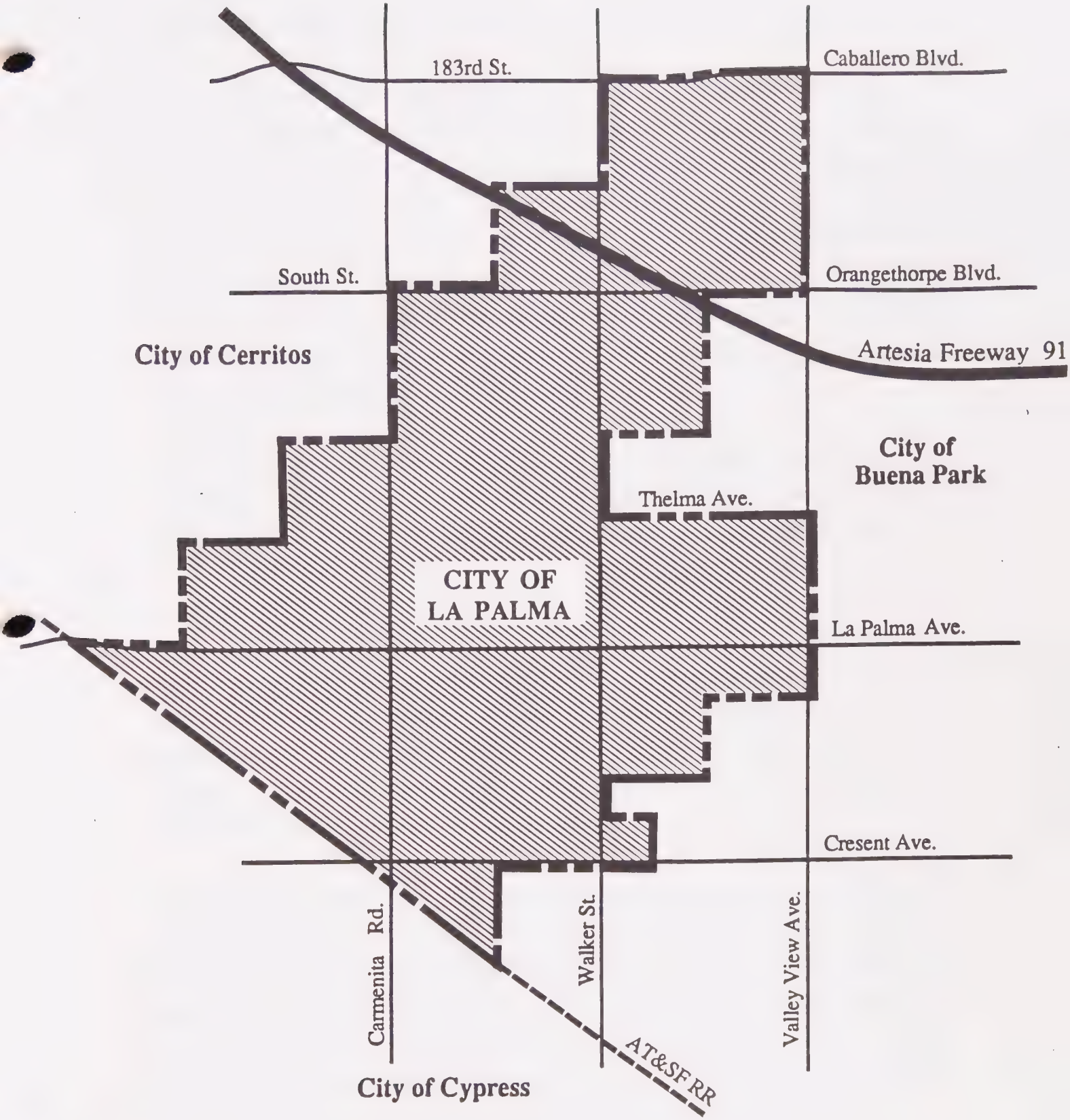
Exhibit I-1



Project Vicinity
City of La Palma General Plan Update

north

Exhibit I-2



City Boundaries
City of La Palma General Plan Update

north

Exhibit I-3

CONTENT AND ORGANIZATION OF THE 2010 GENERAL PLAN

The La Palma 2010 General Plan is comprised of seven mandatory and one permissive elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Open Space and Conservation, 5) Safety and Seismic Safety, 6) Noise and 7) Growth Management.

Each element provides a setting discussion that contains a description of existing conditions relevant to the subject matter of that element and a description of projected future needs based on an analysis of anticipated development permitted by the plan. Each element also provides a short summary of issue-oriented findings derived from that analysis.

The 2010 General Plan elements also document community values, which are expressed as development policies (i.e., goals, objectives and policies). Specific implementation measures are also identified for each General Plan element.

DEVELOPMENT POLICIES

State law mandates that a general plan must contain a "statement of development policies consisting of a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." (Government Code Section 65302.) Each element in the 2010 General Plan thus contains a section describing the development policies relevant to that element.

According to the General Plan Guidelines, prepared by the State Office of Planning and Research (OPR), a development policy is a general plan statement that guides action. It should include goals, objectives, principles, policies, plan proposals and standards. No matter how these terms are defined in a general plan, it is important that they be used consistently and that the terms, taken together, range from the general to the specific. Definitions for these terms, as contained in the OPR Guidelines and used in this 2010 Plan, are included on pages I-7 to I-9.

Goals

A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety and general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values. It is not generally quantifiable, time-dependant or suggestive of a specific action. For example: "A diversified economic base for the City."

Objectives

An objective is a specific end, condition or state that is an intermediate step toward obtaining a goal. It should be achievable and when possible measurable and time-specific. For example: "To create a downtown shopping center by 1994." There may be more than one objective for each goal.

Principles

A principle is an assumption, fundamental rule or doctrine guiding general plan policies, plan proposals, standards and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology and the general plan's goals and objectives. For example: "People need the benefits provided by open space."

Policies

A policy is a specific statement that guides decision making. It indicates a clear commitment of a city council. A policy is based on a general plan's goals and objectives as well as the analysis of data. For example: "The city shall not approve plans for the downtown shopping center until an independently conducted market study indicates that the center would be economically feasible."

The OPR Guidelines suggest:

> "For policy to be useful as a guide to action, it should be clear and unambiguous. The practice of adopting broadly drawn and vague policies is unacceptable. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with the general plan."

The policies also are intended to establish a yardstick for measuring the compliance of residential, commercial, and industrial projects with each element and the entire general plan. Generally speaking, policies are used throughout the life of the general plan unless they are amended sometime in the future because of new conditions and changed goals and objectives.

Plan Proposals

A plan proposal is a description of how development policies affect an area, often expressed in the form of a general plan diagram. For example: "The proposed downtown shopping center will be located somewhere in the area bounded by D and G Avenues and James and Fourth Streets."

Diagrams

A diagram is a graphic expression of the general plan's development policies, particularly its plan proposals. A diagram must be consistent with the general plan text and should have the same long-term planning perspective as the rest of the general plan.

Standards

A standard is a rule or measurement establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of goals, objectives and policies with concrete specification. For example: "The minimum acreage for a regional shopping center is from 40 to 50 acres."

IMPLEMENTATION MEASURES

Each 2010 General Plan element concludes with a discussion of implementation measures. Again, the OPR Guidelines provide a useful definition:

> "An implementation measure is an action, procedure, program or technique that carries out the general plan development policies. For example: 'The City shall adopt a specific plan for the downtown shopping district.'"

By comparison to policies, implementation measures are "to do" items that convey a specific mission to be accomplished within (usually) a definite timetable.

II.
LAND USE

INTRODUCTION AND BACKGROUND

General Plan Legislation

The adoption of a General Plan by cities and counties became a legal requirement in 1955. At that time, a General Plan consisted of Land Use and Circulation Elements. In 1971, the Legislature created one of the most important features of State planning law by requiring that local zoning and subdivision approvals be consistent with the General Plan. Government Code Section 65302 (a) defines the Land Use Element as follows:

> A Land Use Element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The Land Use Element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Purpose and Function

The purpose of the Land Use Element is to establish a pattern of compatible land uses to reflect existing conditions and to guide future development. By law, the element must set clear standards for density of population and intensity of development for each proposed land use category. The Land Use Element, which has the broadest scope of the seven required elements, provides a composite discussion of the issues which are addressed in the other elements through text, diagrams and land use map.

Relationship to Other General Plan Elements

Section 65300.5 of the Government Code requires that the General Plan be consistent throughout (i.e., "internally consistent"). The assumptions and projections used in the Housing Element, for instance, must be consistent with those used in the Land Use Element with respect to areas designated for residential land uses. Moreover, the Land Use Element must utilize the data and findings of other General Plan Elements which influence the classification of land for specific uses. These elements include, in particular, the Open Space, Safety and Noise Elements.

SETTING

Existing Land Uses

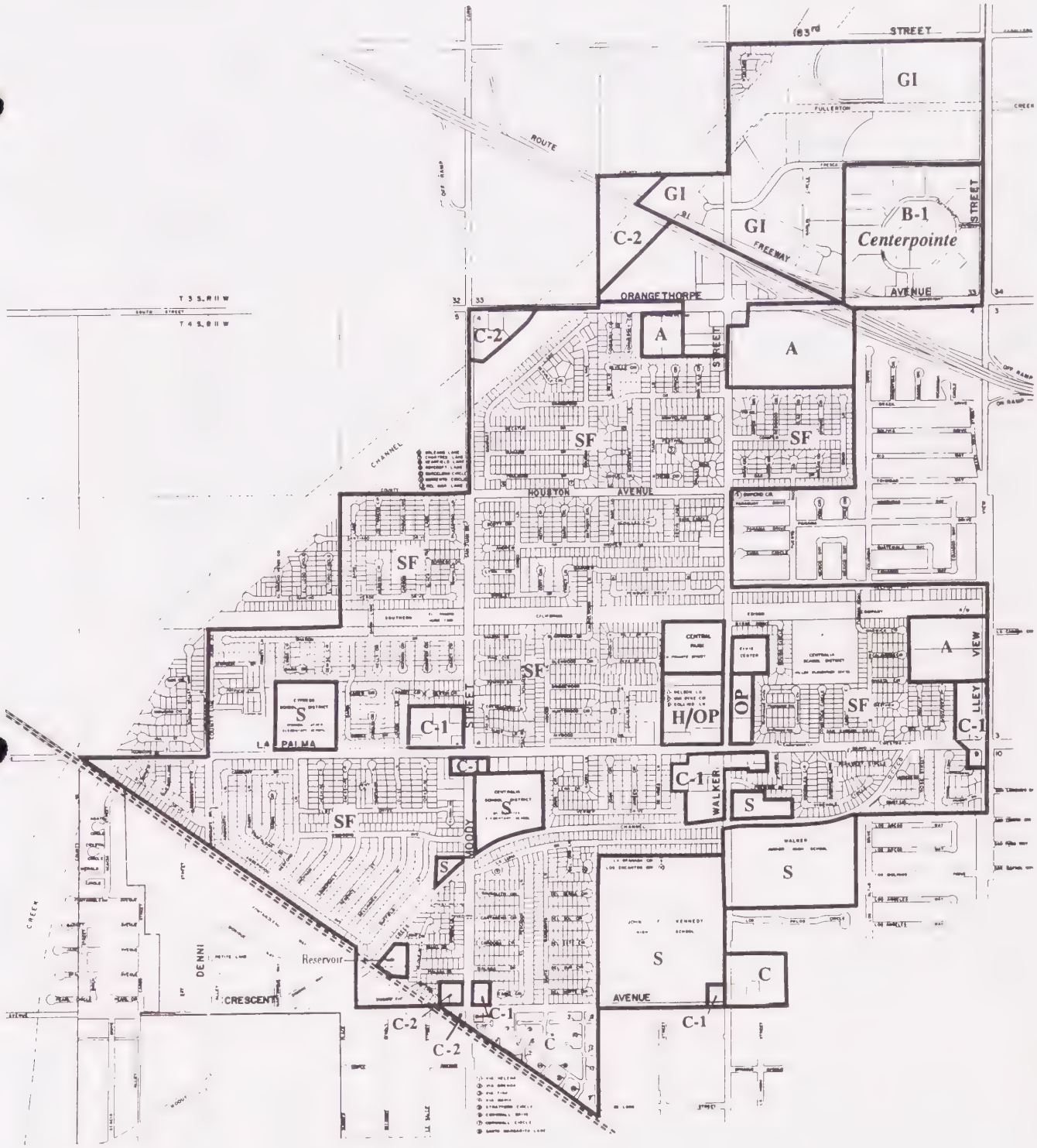
The incorporated area of the City of La Palma consists of 1126.4 acres. Existing land uses, as of May 1992, are described in this section of the Land Use Element. Exhibit II-1 on the following page shows the general location, distribution and intensity of existing land uses in the community. More detailed statistical data, on the City's current land use inventory are found in Technical Appendix A.

Residential

The majority of La Palma's developed land consists of residential uses. The City's residential land uses are comprised primarily of detached single-family and a few medium and high density apartments, as listed below.

Single-Family Units	3,971
Multi-Family Units	982

Data in Technical Appendix A provide a listing of the number of residential housing units by tract number. The community's inventory of apartment units is summarized in Table II-1 on page II-5.



LEGEND

GI	General Industrial
C-1	Neighborhood Business District
C-2	General Business District
SF	Single Family
C	Condominiums
A	Apartments
S	School
H	Hospital
B-1	Multiple Use Business District

Existing Land Use
City of La Palma General Plan Update

north

Exhibit II-1

TABLE II-1
CITY OF LA PALMA: APARTMENTS/CONDOMINIUMS

Project	No. of Units
Brookside Apartments	
5600 Orangethorpe Avenue	
Phase I	264
Phase II	264
	528
Kingswood Village Apartments	
(Casa La Palma)	
7777 Valley View Street	
Phase I	136
7799 Valley View Street	
Phase II	136
	272
Brentwood Apartments	
5400 Orangethorpe Avenue	70
Suntree Apartments	
5400 Orangethorpe Avenue	70
Olive Gardens Apartments	
8372-8414 Walker Street	42

Commercial

Four basic land use types comprise the community's existing commercial inventory: neighborhood business; general business; office and professional; and multiple use business. Technical Appendix A includes a detailed listing of commercial uses by location and type. A summary of the land use data is presented below.

Neighborhood Business: These commercial land uses are located at the intersections of: Orangethorpe Avenue and Walker Street; La Palma Avenue and Walker Street; La Palma Avenue and Moody Street; La Palma Avenue and Valley View Street; Crescent Avenue and Moody Street; and Crescent Avenue and Walker Street. The following uses are examples of neighborhood businesses: restaurants; donut shops; gas stations; realtors; video shops; banks; liquor stores; flower shops; and cleaners. Thus, these commercial uses serve daily convenience needs, personal and family services, and financial services.

General Business: These land uses are located at the following intersections: Orangethorpe Avenue and Moody Street; Orangethorpe Avenue and Walker Street; and Crescent Avenue and Moody Street. The kind of general business land uses include: automotive related; banking and financial services; and personal services.

Office and Professional: These land uses are located primarily at the intersection of Walker Street and La Palma Avenue. These land uses are principally doctors and medical related.

Multi-Use Business: Centerpointe is the one complex located in this land use category. The uses included a mix such as: restaurants; hotels; offices; banks; medical services; and other related uses.

Industrial

This land use category is located in the northern most sector of the City in an area bounded generally by 183rd Street; Walker Street; Fresca Drive; and Valley View Street. The industrial land uses include warehousing, transportation, engineering companies, and product manufacturers.

Public Facilities

The City public facilities include the Civic Center and schools. The Civic Center includes the City Hall, library, and police station. The following schools are located in La Palma:

■ Elementary	Los Coyotes Stephen Luther Miller
■ Junior High	Walker
■ High School	John F. Kennedy

Open Space

The City's existing open space uses include the 7.5 acres Central Park and Edison right-of-way. The latter is almost 21 acres in size.

Vacant

There is a very limited amount of vacant land in La Palma. In the M-1 general industrial zone, there is one vacant lot on Fresca Drive. There is a vacant commercially zoned lot of about two acres near the intersection of Orangethorpe Avenue and Walker Street. The remaining vacant land at the former Centralia School District site is already approved for the development of 48 single family homes.

Areas Subject to Development Constraints

Flooding

There are no areas in La Palma subject to flooding. There is no portion of the City located within a flood plain. Two drainage channels, the Coyote Creek and Moody Creek Channels, run through La Palma.

Airport Hazards

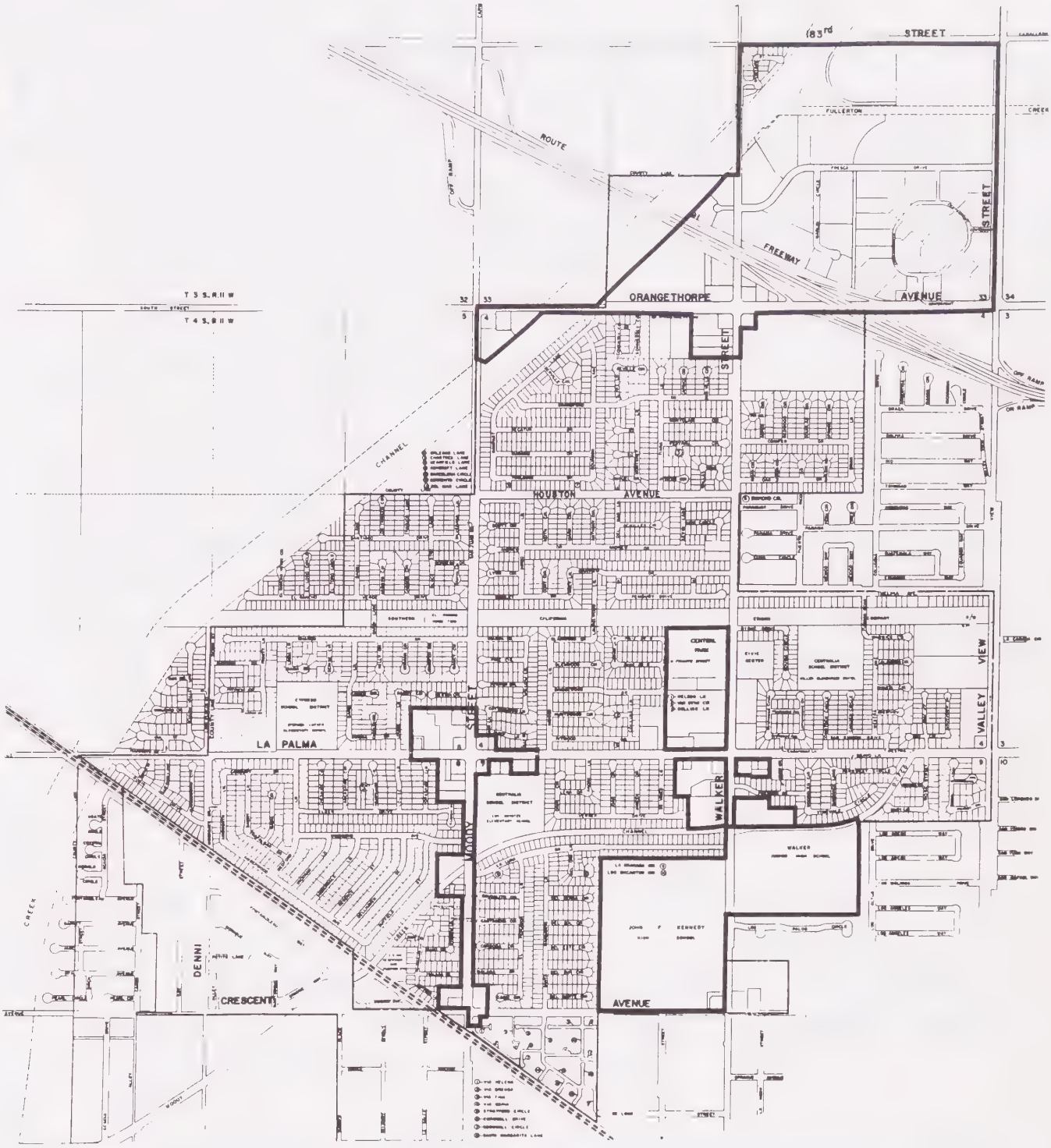
There are no commercial, private, or military airports within the City of La Palma. The Los Alamitos Armed Forces Reserve Center (AFRC), a military air station in the City of Los Alamitos, is the nearest airport. AFRC is used primarily for helicopter training missions. The accident potential zones do not extend beyond the boundaries of this air station and, therefore, would not affect the City of La Palma.

Waste Disposal Facilities

There are no solid waste disposal facilities located in La Palma.

Redevelopment Project Areas

The City of La Palma has established one redevelopment area which has been amended twice. The boundaries of each project area are shown on Exhibit II-2. Descriptions of the project areas are on page II-9.



Redevelopment Project Areas
City of La Palma General Plan Update

North

Exhibit II-2

La Palma Community Development Plan

The La Palma Community Development Plan encompasses approximately 160 acres in the northern portion of La Palma. The Project boundary is irregular and generally corresponds to the City limits of La Palma on the northwestern and eastern sides. The southern boundary includes and fronts Orangethorpe Avenue. The Artesia (91) Freeway bisects the Project Area from northwest to southeast. The Coyote Creek Channel runs through the Project Area from northeast to southwest.

The Project Area, designated in the La Palma General Plan for commercial and industrial uses, is developed accordingly and includes the Centerpointe complex. Development along Orangethorpe Avenue is generally commercial or office uses, while the remainder of the Project Area is developed largely with industrial uses. Structures are generally in good condition. The Redevelopment Plan was adopted to correct and prevent blight caused by inadequate infrastructure. This condition inhibited full development of the Project Area.

Moody Street/Walker Street Amendments

In 1987, the City adopted the Moody Street Amendment to Community Development Project No. 1. The Moody Street Amendment Area encompasses 28.65 acres of residentially and commercially zoned land not contiguous to the original Development Plan Area. The second amendment to the Community Development Plan, adopted in 1992, encompassed land located along Walker Street.

The intent of the Plan and Amendments is to restore the Project Area to the high standards of development found throughout other areas of the City. Project activities involve assistance to landowners and developers to retrieve the economic viability of several small shopping areas in the northern and southern portions of the Project Area, the elimination of land use incompatibility between residential and commercial uses in the southern portion of the Project Area, and the provision of public improvements. It

is anticipated that the majority of project development will be implemented by the private sector.

FINDINGS

1. The City's basic land use pattern has been established and is projected to continue unchanged to the year 2010.

2. The City's residential, commercial and industrial developed land are all generally in adequate to superior condition. There is no need to recycle existing uses to higher intensity.

3. The Centerpointe, a multi-use development visible from the Artesia Freeway, is a vital component of the City's economy.

4. Areas subject to future land use opportunities include: a) vacant lot near the intersection of Orangethorpe Avenue and Walker Street and b) under-utilized parcels located along La Palma Avenue between Stephen Luther Elementary School and Denni Street.

DEVELOPMENT POLICIES

Goals

1. A quality environment for persons who live and work in La Palma.

2. A balanced distribution of land uses to meet a variety of resident and community needs.

3. A strong economic base to sustain the fiscal health of the City.

Objectives

1. To achieve the planned development of Centerpointe, Park Seville, and other approved land use projects.

2. To adopt Specific Plans for underutilized and special use areas by 1994.

Policies

1. To ensure that all new development and expansion of existing uses are consistent with the Air Quality Management Plan and other regional plans.

2. To preserve the compatibility between residential neighborhoods and non-residential land uses.

3. To preserve the quality and continued maintenance of existing residential neighborhoods.

4. To utilize adopted Redevelopment Plans to reduce or eliminate land use incompatibility.

5. To provide adequate space for schools, libraries, parks and other recreation areas.

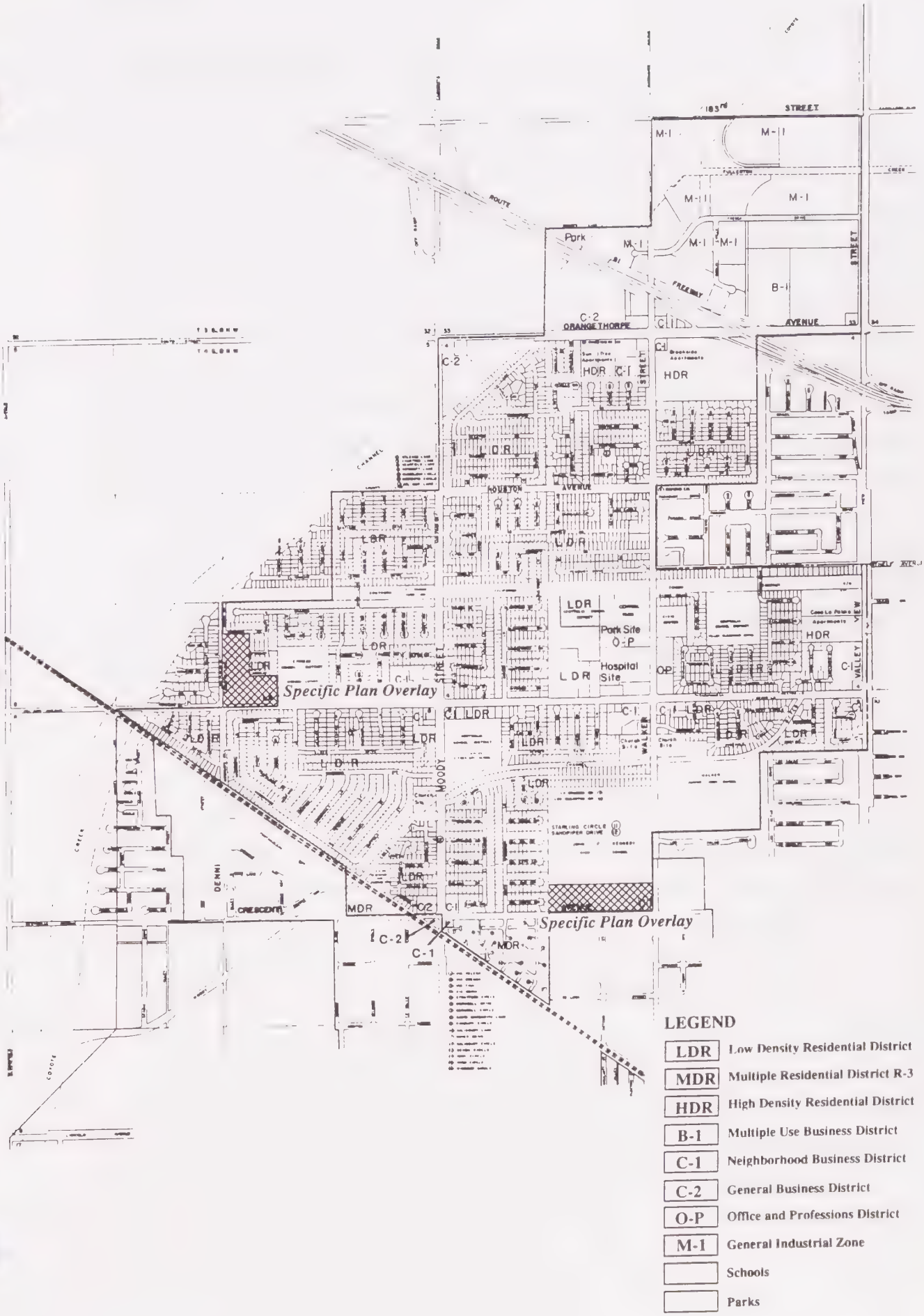
6. To carefully review plans for development of vacant sites to ensure compatibility with existing land uses.

7. To monitor growth to ensure the adequacy of infrastructure to serve existing and new development.

PLAN PROPOSALS

Land Use Categories

The Land Use Element provides for five major types of land use: Residential, Commercial, Industrial, Public/Quasi Public, and Open Space. Each of these land use types is divided into separate categories of uses correlated with specific intensity-of-development standards (discussed below). The 2010 General Plan Land Use Map, is shown on Exhibit II-3.



LEGEND

LDR	Low Density Residential District
MDR	Multiple Residential District R-3
HDR	High Density Residential District
B-1	Multiple Use Business District
C-1	Neighborhood Business District
C-2	General Business District
O-P	Office and Professions District
M-1	General Industrial Zone
	Schools
	Parks

2010 Land Use Map
City of La Palma General Plan Update

Exhibit II-3

Standards for Land Use Intensity/Density

Population Density

Camp v. County of Mendocino (1981) 123 Cal. App. 3d 334 established that a general plan must contain standards for population density. It did not, however, define such standards. The landmark case of Twain Harte Homeowners Association v. Tuolumne County (1982) 138 Cal. App. 3d 664 defined population density as the "numbers of people in a given area and not the dwelling units per acre, unless the basis for correlation between the measure of dwelling units per acre and numbers of people is set forth explicitly in the plan." Quantifiable standards of population density must be provided for each of the land use categories contained in the plan.

Population density can best be expressed as the relationship between two factors: the number of dwellings per acre and the number of residents per dwelling. Current estimates of La Palma's average number of persons per occupied dwelling are available from the 1990 Census of Population:

Owner - Occupied	3.30
Renter - Occupied	2.91

Population density standards are not limited to land use designations with residential development potential. The term "population density" relates not only to residential density, but the development intensity of nonresidential land categories.

Building Intensity

The Camp decision also held that an adequate general plan must contain standards for building intensity. Local general plans must contain quantifiable standards of building intensity for each land use designation. These standards should define the most intensive use that will be allowed under each designation. While the land use designation identifies the type of allowable uses, the building intensity standard will define the concentration of use.

The State Office of Planning and Research suggests that each intensity standard include these variables: (1) permitted lands uses and building types; and (2) concentration of use. Permitted uses and building types is a qualitative measure of the uses that will be allowable in each land use designation. The concentration of use can be defined by one or more qualitative measures that relate directly to the amount of physical development that will be allowed. Maximum dwelling units per acre is an appropriate residential standard. Floor area ratio (the ratio of building floor area to the total site area) is a useful measure of commercial and industrial intensity.

Plan Standards

The various land use categories within the five major land use types and their associated density/intensity standards are described below.

Residential Land Uses

Maximum intensities of use for residential development are defined in the context of density ranges specified for each category of residential uses depicted on the Land Use Plan. The controlling standard for each category is that set forth in Table II-2 under the heading "Residental Density/Intensity Standards." Another heading in the same table titled "Estimated Population Density" reflects estimates of the

number of inhabitants per dwelling unit projected for each category of residential use. The "Estimated Population Density" for each residential category is not intended to serve as a regulatory intensity standard (the Residential Density/Intensity statements provide the regulatory standard) but instead serve as estimates for long-term planning purposes and for project-impact analysis.

TABLE II-2
CITY OF LA PALMA
RESIDENTIAL DENSITY/INTENSITY STANDARDS

Land Use Category	Density/Intensity Standards	Estimated Population Density
Low Density	1 to 6 du/acre	3.3 persons/du
Medium Density	7 to 14 dus/acre	2.9 persons/du 3.3 persons/du
High Density	33 dus/acre	2.9 persons/du

Low Density: This designation applies to areas intended for single-family detached housing. This type of housing can be conventional detached homes with conventional yard and setback requirements and may also include patio and "zero lot line" homes and attached planned unit developments. Density ranges from 1 to 6 dwelling units per acre. Population density is 3.3 persons per occupied dwelling unit.

Medium Density: This designation applies to properties intended for development as lower density apartments or condominiums and higher density detached single-family residences. Dwelling unit density ranges from 7 to 14 dwelling units per acre. Population density is 3.3 per occupied housing unit for detached units and 2.9 persons per occupied dwelling unit for attached units.

High Density: This designation applies to areas intended for garden apartments and condominiums and other forms of attached housing. Based on the existing development pattern in the City, density ranges from 15 to 55 dwelling units per acre and population density is 2.9 persons per household.

Commercial Land Uses

The primary measure for regulating the intensity of development of non-residential uses is the floor area ratio (FAR). The FAR is defined as the ratio of gross building area to the total gross land of the parcel on which the structures are located. For example, a FAR of 0.50 would permit the development of a structure or structures with a gross building area of half the total gross land area of the parcel. The FAR is a site-specific maximum intensity which may be further reduced by other applicable regulatory criteria including height limits, landscaping requirements, and other related development standards.

Neighborhood Commercial: This land use is intended to provide limited retail and other commercial services which are primarily oriented towards and compatible with residential areas. The Land Use Element proposes that all C-1 zoned Neighborhood Commercial areas be retained in the 2010 Plan. The maximum FAR is .30.

General Commercial: This land use is intended to provide a full range of commercial uses including retail sales, service and repair establishments, and highway related uses. All C-1 zoned General Commercial areas are retained by the 2010 Plan. The maximum FAR in the C-1 zone is .30. The maximum FAR in the C-2 zone is .4.

Multiple Use Commercial: This land use category provides for a mixture of high-rise hotel, office, restaurant, entertainment, commercial recreation, research/development, light manufacturing, and general commercial uses. The Centerpointe complex, zoned B-1, is retained by the 2010 Plan. The maximum FAR is .60.

Industrial Land Uses

The "general industrial" land use category provides for general manufacturing with directly related commercial uses, warehousing, public utility facilities, processing and assembly activities. The uses must be environmentally clean and must not produce fumes, odor, dust, smoke, gas or vibrations that could impact adjacent properties. This category is implemented by the M-1 zone. The maximum FAR is .20.

Public/Quasi Public Uses

Public and quasi-public uses such as the Civic Center, schools, hospitals, police and and public utility facilities. Public/quasi public uses may be established in any zone. Schools may be established only in residential zones.

Open Space

This land use category encompasses parks, greenbelts, and flood control facilities. The maximum FAR is .20.

IMPLEMENTATION MEASURES

In order to effectively implement the 2010 General Plan, the following implementation measures will be undertaken:

1. Comprehensive zoning update including text and map revisions to correlate with Land Use Map.

2. Implement a "Specific Plan" overlay. The overlay is a tool to designate areas of the City where more detailed planning is desirable in order to meet the goals and policies of the General Plan. The Land Use Map, Exhibit II-3, shows two Specific Plan overlay areas -- Denni Street and Walker Street/Crescent Avenue. The City will prepare and adopt specific plans for these areas.

3. Continued implementation and (updates if necessary) of the City's redevelopment project areas.

4. Implementation of the Growth Management Element, including

    a. Growth management monitoring program, including annual reports to Planning Commission and City Council.

    b. Adoption and application of performance standards to new development proposals.

    c. Annual review of Capital Improvement Plan (CIP) to implement facilities to service land uses.

III.
CIRCULATION

INTRODUCTION AND BACKGROUND

General Plan Legislation

The Circulation Element has been a required element of the General Plan since 1955. Section 65302(b) of the California Government Code requires:

> A Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the land use element of the plan.

Purpose and Function

The purpose of the Circulation Element is to provide a safe and efficient transportation system for existing and proposed land uses within La Palma. The Element continues to implement a basis for the orderly pattern of development while minimizing the impact of transportation services on residential neighborhoods and the environmental quality of the community.

Relationship to Other General Plan Elements

The manner in which people and goods move within and throughout the City is an important factor in maintaining a quality living environment. The Circulation Element must be "correlated" with the Land Use Element. One court has interpreted this term to mean that the circuluation element "be closely, systematically, and reciprocally related to the land use element of the plan." The Noise and Circulation Elements are also closely related. The Circulation Element prescribes traffic volumes for the various roadways comprising the transportation network, while the Noise Element describes the baseline noise levels that provide noise compatible land uses.

SETTING

Roadways

The arterial highways component of the Circulation Element, shown in Exhibit III-1, is part of the County of Orange Master Plan of Arterial Highways (MPAH). This plan was designed to facilitate the efficient movement of people and goods throughout the entire County. The City has adopted the MPAH but may process amendments as deemed necessary.

Arterial highway standards are shown in Exhibit III-2 and are defined as follows:

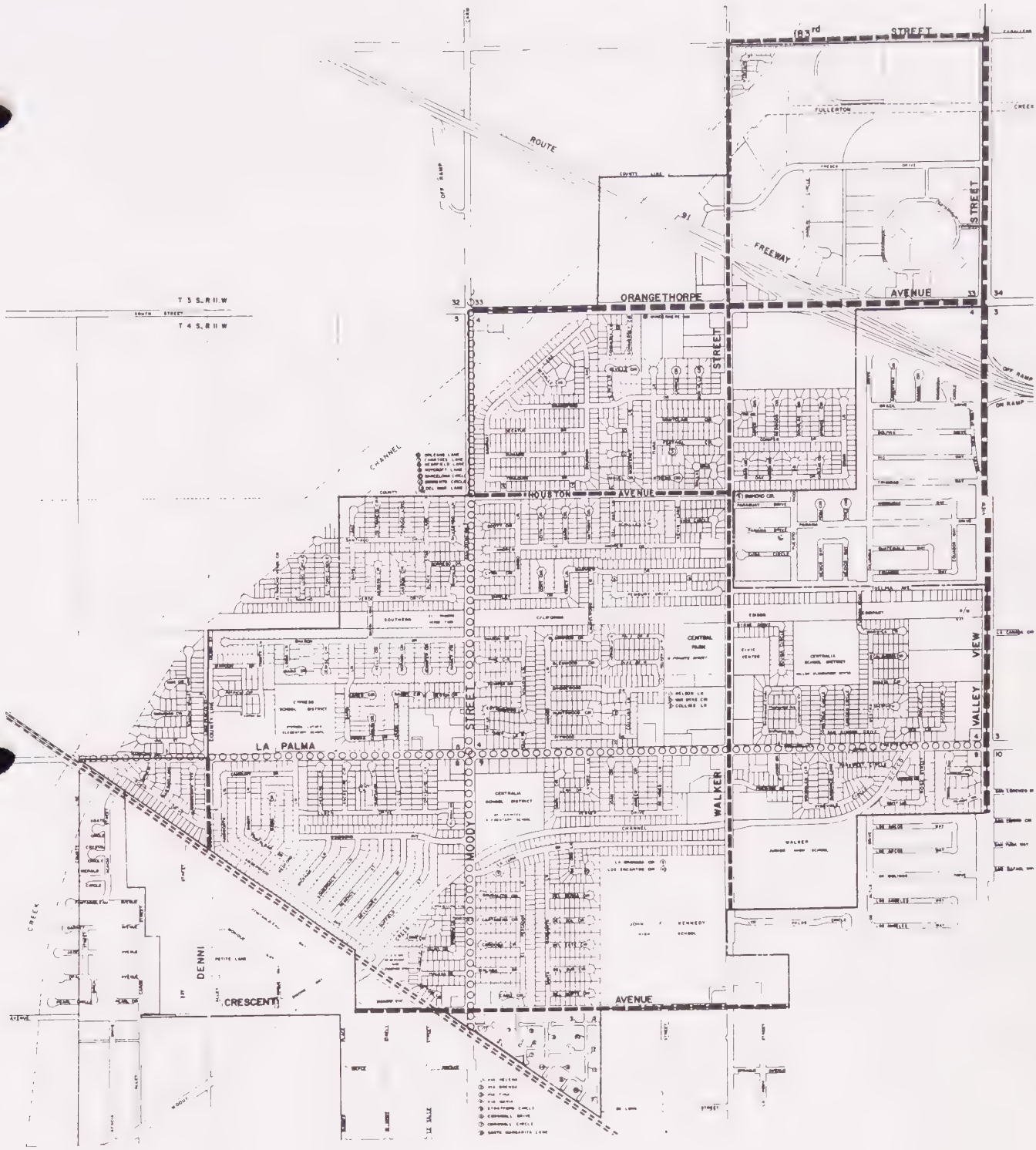
- A major arterial highway is designed as a six lane divided highway with an ultimate right-of-way of 120 feet. A major arterial highway can accommodate between 45,000 and 54,000 vehicle trips per day.

- A primary arterial highway is designed as a four lane divided highway with an ultimate right-of-way of 100 feet. A primary arterial highway can accommodate between 30,000 and 36,000 vehicle trips per day.

- A secondary arterial highway is designed as a four lane undivided (no median) highway with an ultimate right-of-way of 100 feet. A secondary arterial highway can accommodate between 20,000 and 24,000 vehicle trips per day.

Average daily traffic volumes for 1991 are shown in Exhibit III-3 and listed in Table III-1. The traffic volumes were recorded in April 1991 and indicated that the following roadways had the highest volumes:

- Valley View between La Palma Avenue and Thelma (38,000+)
- Orangethorpe Avenue between 91 Freeway and Valley View (32,000)
- Orangethorpe Avenue between Walker Street and 91 Freeway (28,600)
- Valley View between Orangethorpe Avenue and Caballero (28,600)



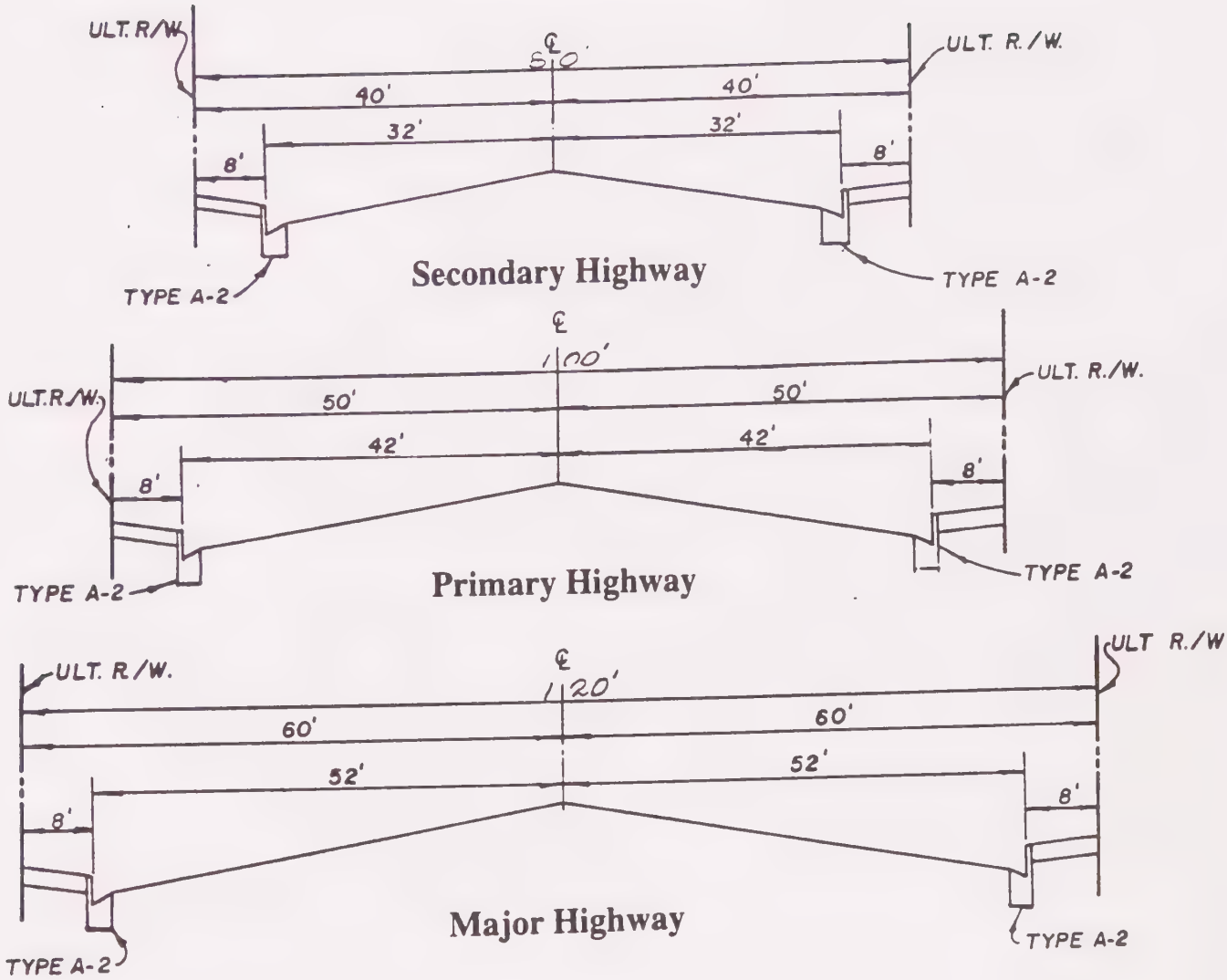
LEGEND

- Major Highway
- Primary Highway
- Secondary Highway

Master Plan of Arterial Highways
City of La Palma General Plan Update

north

Exhibit III-1



Arterial Highway Standards

City of La Palma General Plan Update

Exhibit III-2

Traffic Volumes -1991
City of La Palma General Plan Update

north

Exhibit III-3

EXHIBIT III-3

TRAFFIC VOLUMES

TABLE III-1

CITY OF LA PALMA: AVERAGE TRAFFIC VOLUMES – 1991

Location	Average Volume
Valley View between Orangethorpe and Caballero	28,616
Valley View between Caballero and Artesia	27,553
Moody Street between Crescent and La Palma	17,100
Moody Street between La Palma and Houston	20,161
Moody Street between Houston and Orangethorpe	21,475
Walker Street between Crescent and La Palma	16,401
Walker Street between La Palma and Orangethorpe	17,232
Walker Street between Orangethorpe and Fresca	13,719
Valley View between La Palma and Thelma	38,066
Crescent Avenue between Moody and Walker	11,461
La Palma Avenue between Denni and Moody	13,500
La Palma Avenue between Moody and Walker	15,822
La Palma Avenue between Walker and Valley View	17,273
Houston Avenue between Moody and Walker	2,819
Orangethorpe Avenue between Coyote Creek Channel and Walker	21,222
Orangethorpe Avenue between Walker and 91 Freeway	28,617
Orangethorpe Avenue between 91 Freeway and Valley View	31,896

Source: Traffic Data Services, Inc., Traffic Volumes, April 1991.

Roadway Levels of Service (LOS) are rated from A-F with A representing optimum conditions and F representing unacceptable traffic flow conditions. Level of Service D is considered acceptable as a General Plan standard. All arterial highways in La Palma currently operate at Level of Service C or D. Each service level is described in Table III-2.

TABLE III-2

LEVELS OF SERVICE

A. Free Flow and low volumes. Drivers can maintain their desired speeds with no delays.

B. Stable Flow and relatively low volumes. Operating speeds are beginning to be restricted somewhat by traffic conditions.

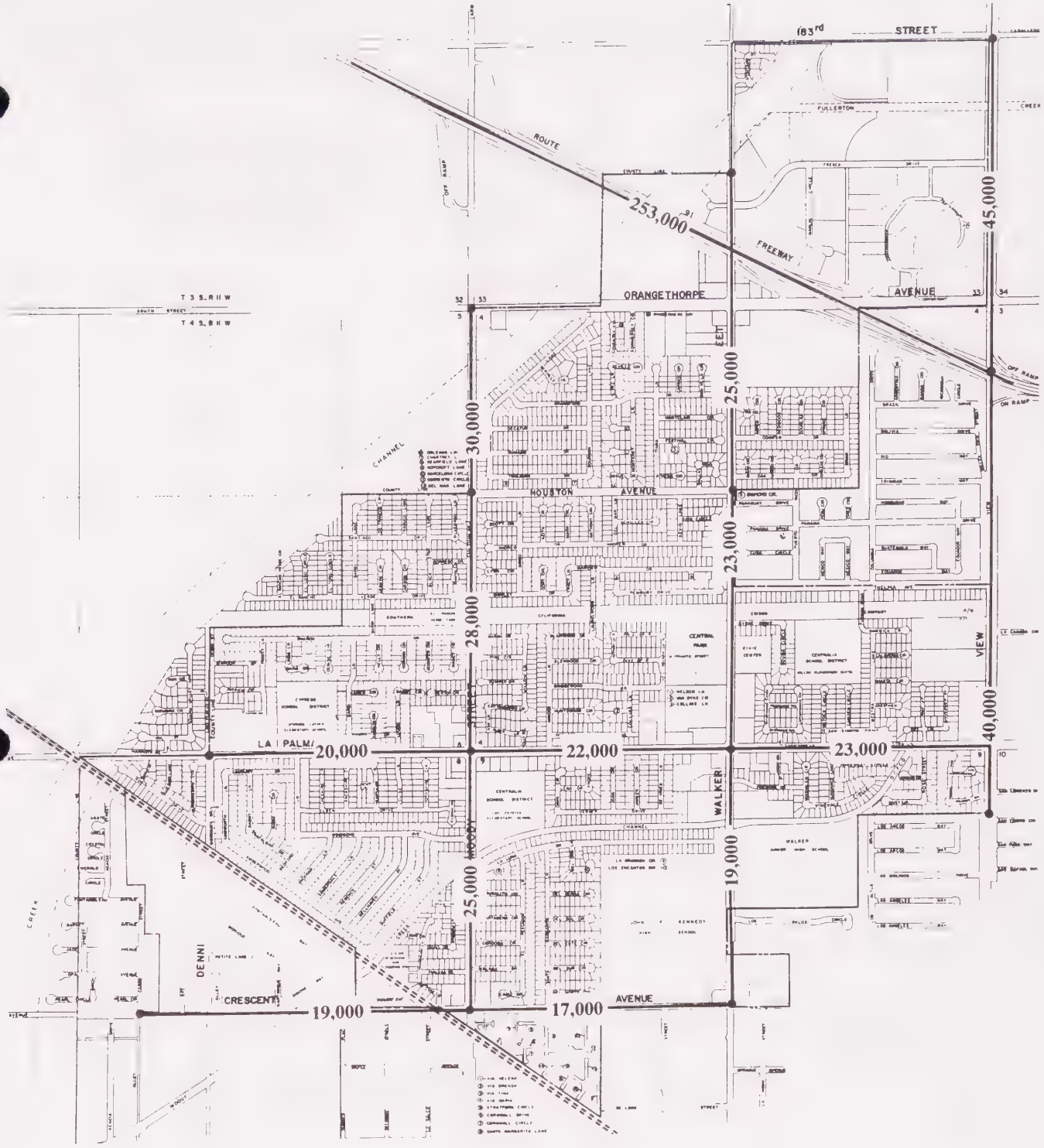
C. Stable Flow but speeds and maneuverability are more closely controlled by traffic volumes. This level of service is normally considered the highest suitable for urban design standards.

D. Approaching Unstable Flow, increasing traffic volumes with tolerable delay and tolerable operating speeds. The driver's freedom to maneuver is diminishing.

E. Unstable Flow, low operating speeds and often congestion. Traffic volumes are at or near capacity. This level of service should only be acceptable during peak hour conditions.

F. Forced Flow, stop-and-go. Both speeds and volumes can drop to zero. Traffic stoppages may occur for short or long periods. The conditions often result in vehicles backing up from one intersection through another.

Post 2010 traffic volumes, as projected by the County of Orange and the City of La Palma, are shown in Exhibit III-4. Resolution 92-64, adopted by the City on May 11, 1992, established Level of Service D as a target for all intersections under the sole control of the City. A Growth Management Element has been added to the La Palma General Plan.



Traffic Volumes-2010
City of La Palma General Plan Update

north

Exhibit III-4

Truck Routes

Trucks are permitted only on Orangethorpe Avenue and Valley View Street to promote orderly growth and development based on the City's ability to provide an adequate circulation system with acceptable Levels of Service.

Bikeways

There is one regional bikeway and one local bikeway in La Palma. This topic is discussed in the Open Space and Conservation Element.

Transit Service

La Palma is served by the Orange County Transportation Authority (OCTA). There are five bus shelters in La Palma as well as several unsheltered stops throughout the City. Bus shelters are located at the northwest corner of La Palma Avenue and Valley View Street, at the northwest corner of La Palma Avenue and Walker Street, at the southwest corner of La Palma Avenue and Walker Street, at the northwest corner of La Palma Avenue and Moody Street, and at the northwest corner of Walker Street and Orangethorpe Avenue.

Railroads

There is a Pacific Electric Railway line in the southwestern portion of La Palma. There are approximately two railroad operations per day along this line, which transports freight only.

Airports

There are no private, commercial or military airports in La Palma.

FINDINGS

1. Arterial highways in La Palma are currently operating at acceptable Levels of Service and are expected to remain at Level of Service D or better in the future.

2. There are no existing deficiencies within the City's circulation system.

3. Future traffic volume increases (post 2010) on arterials within La Palma will be generated primarily by regional traffic rather than local traffic.

DEVELOPMENT POLICIES

Goals

1. A safe and efficient movement of people and goods within and through the City.

2. A circulation system that is adequate to serve the uses designated by the Land Use Element.

Objectives

1. To ensure traffic movement on arterial highways continues to move efficiently.

2. To maintain roadway surfaces in good condition.

Policies

1. To maintain Level of Service D (or higher) as the target for all intersections under the sole control of the City.

2. To work cooperatively with adjacent jurisdictions to improve regional traffic flow.

IMPLEMENTATION MEASURES

1. Utilize Measure M transportation revenues to maintain and improve arterial highways.

2. Continue to implement the Master Plan of Arterial Highways as periodically adopted.

3. Establish a Development Mitigation Program that will require new development to pay a pro-rata share of the cost of road improvements needed to maintain Level of Service D.

4. Develop a Comprehensive Phasing Program. This will ensure that infrastructure is added as development proceeds so that the provision of road improvements will be in balance with demand.

5. Develop a Performance Monitoring Program which annually evaluates the compliance of development phasing with the provision of road improvements or funding for road improvements.

IV.
HOUSING

INTRODUCTION AND BACKGROUND

General Plan Legislation

According to Article 10.6 of the Government Code:

> The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Purpose and Function

Three major subjects must be covered in a housing element:

1. An assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs;

2. A statement of the community's housing goals, quantified objectives and policies; and

3. A housing program setting forth a 5-year schedule of implementation actions.

This section presents a summary of the Housing Element. The entire element, as adopted by the City Council in 1989, is contained in Technical Appendix C.

Relationship to Other General Plan Elements

The Housing Element is most closely related to the Land Use Element. One of the major considerations of the Housing Element is an identification of sites to accommodate the City's new construction needs as projected by the Southern California Association of Governments. The designation of sites for residential land

use is established by the policies and density categories of the Land Use Element. Other mandatory general plan elements also influence the designation and, therefore, the availability of land for residential purposes. These include: 1) the classification of land for open space; and 2) the designation of areas that should not be used for housing based on the policies of the Safety and Noise Elements.

SETTING

Three major topics are discussed in local housing elements: 1) needs; 2) resources and constraints; 3) goals, policies and objectives. Under the Setting category, the information on housing needs is summarized. Data on resources and constraints are found in Technical Appendix C.

State law requires that the Housing Element include an assessment of housing needs as follows:

1. Housing Stock Condition;

2. Existing Housing Needs for All Income Levels;
   - -- ability to pay
   - -- overcrowding
   - -- special housing needs

3. Projected Housing Needs for All Income Levels;
   - -- population trends
   - -- employment trends
   - -- share of regional need

4. Energy Conservation in New Development.

Housing Stock Condition

Currently, there is only one unit needing rehabilitation and one deteriorated house in the City's inventory. Eight of the nine housing units more than 30 years old are in good condition. There are some housing units that would benefit from minor paint-up and fix-up repairs.

Existing Housing Needs

Currently there are 527 resident lower income households paying 30% or more of their income on housing costs. This number equals 10.9% of La Palma's total households. Of the 527 "overpaying" households, 348 live in renter and 179 in owner-occupied housing.

A summary of the "special housing needs" is presented below:

1. Handicapped Households: 485 handicapped households

Some of the households are paying more than they can afford for their housing costs. The major needs of this household group includes affordable and accessible existing housing units. Based on the City's population growth rate since 1980, the current estimate of handicapped households is 485.

2. Senior Households

Seniors comprise about 2.3% of the City's population. Some of the seniors need rental assistance to reduce their housing costs and still others need new housing more suited to their needs. However, seniors do not comprise a large proportion of the needy households in La Palma.

3. Overcrowded Households

Overcrowding is not a severe problem in La Palma. Overcrowding is used as a "solution" to high housing costs. The basic needs of this group are typically "more space" and reduced housing costs. The majority of overcrowded households were owners and, therefore, ineligible for financial housing assistance. Some overcrowded owner households may benefit from the City's rehabilitation programs.

4. Farm Worker Households

It is estimated that there are 10 farm worker households needing assistance in La Palma. The source of this estimate is the Southern California Association of Governments. There is no need for new permanent farm worker housing due to low demand and decreasing agricultural production in northwest Orange County. There is no agriculture production in La Palma.

5. Female Head of Households

About 14.7% (715) of all the City's households in 1989 are headed by females. Some of these are included in the number of lower income households that are overpaying; therefore, rental assistance needs as well as homeownership programs could be of value to these households.

6. Large Families

About 19.6% of all the City's households are large families (5+ persons). The number of large families is more than the number of overcrowded households. Still, a few large families may need rental housing with more bedrooms and financial assistance to reduce housing costs. Only four percent of La Palma's large family households were living in renter-occupied dwellings, according to the 1980 Census.

7. Homeless

Interviews with City departments and churches reveals that there are no homeless persons and families in the City.

Projected Housing Need

Table IV-1 indicates the projected housing needs through mid-year 1994. The projections indicate a need for 111 market rate housing units during the planning period for moderate and high income households. In addition, the RHNA forecasts a need for 36 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

TABLE IV-1
CITY OF LA PALMA: REGIONAL HOUSING NEEDS ASSESSMENT
JULY 1988 TO JUNE 1994

Income Level	Number	Percentage Distribution
Very Low	18	12.2%
Low	18	12.2%
Moderate	30	20.5%
High	81	55.1%
Total:	**147**	**100.0%**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, December 1988.

Energy Conservation in New Development

Under current law, the housing element must include the following:

> "Analysis of opportunities for energy conservation with respect to residential development." (Section 65583 (a)(7)).

The City enforces Title 24 of the California Administrative Code concerning energy conservation. As a matter of public policy, the City requires solar panels on all new housing.

FINDINGS

1. The City's existing housing needs are not extensive since substandard housing is practically non-existent and overpaying renter households equal about 7% of all households.

2. The City's projected need for new construction, according to the Southern California Association of Governments, is 147 housing units.

3. There is a very scarce supply of land available in the City to address new construction needs.

4. Financial resources to help meet current and future needs include the Section 8 rental assistance program and the Redevelopment Agency's 20% set-aside for low income housing.

DEVELOPMENT POLICIES

Goals

1. Achieve the maintenance and conservation of the existing housing stock.

2. Continue to cooperate with the Orange County Housing Authority in the provision of rental assistance to lower income households.

3. Provide the Orange County Housing Authority with apartment rental housing information to facilitate the complete use of Section 8 certificates.

4. Continue the use of Community Development Block Grant Funds for housing improvement purposes.

5. Achieve fair and equal housing opportunity throughout La Palma.

Objectives

1. Conserve 20 affordable housing units through the use of the Section 8 rental assistance program.

2. Rehabilitate five housing units.

3. Construct at least 48 single-family housing units.

4. Produce 36 affordable housing units in the Denni Street/La Palma Avenue area.

Policies

1. Continue to participate in appropriate State and Federal housing programs including Community Development Block Grants and Section 8 rental assistance.

2. Cooperate with other governmental entities in addressing housing needs including adjacent cities, County of Orange, Southern California Association of Governments and State of California.

3. Continue to meet State housing planning requirements such as the preparation of Annual Progress Reports and Housing Compliance Plans.

IMPLEMENTATION MEASURES

1. The City will distribute the results of the 1989 apartment survey to the Orange County Housing Authority (OCHA). The City Council will request the OCHA transmit information about the Section 8 program to the on-site managers and owners of the City's apartments. In this way, the City will seek to increase the number of assisted households to 20 by 1994.

2. Continue to implement the "Expenditure Plan" for the use of the 20% set-aside funds. The Agency's 20% set-aside funds currently total $1.8 million. It is anticipated that the Agency's Low and Moderate Income Housing Fund will increase by an estimated $200,000 to $250,000 annually.

3. At this time, there are no additional State and Federal programs appropriately suited to address La Palma's housing needs. Legislation is constantly changing at the State and Federal levels with respect to the nature and scope of housing assistance programs. For these reasons, the 1989 Housing Element includes the following plan objective:

> "The City will continually monitor the appropriateness of these programs to address local needs and will apply as notices of funding availability are published for those resources suitable for La Palma."

4. Adequate and necessary infrastructure is necessary to accommodate new housing development. Because La Palma is almost built-out, future residential development in the City does not require large-scale infrastructure improvements. In addition, the City has adopted master plans for water and sewer facilities as well as roadway improvements. New residential development proposals are evaluated with respect to consistency with these master plans.

5. As appropriate, EIRs may be required for any large-scale residential proposals. These could be necessary in the future if General Plan Amendments and/or zone changes are requested in the future. One of the objectives of any EIRs in the future would be to ensure the adequate availability and delivery of services and facilities.

6. To enhance implementation of these objectives, the City will establish a referral network of fair housing contacts, including the Orange County Fair Housing Council, Dayle McIntosh Center and appropriate offices of the State. In the event fair housing complaints are made to the City, the staff will be aware of the proper referral contacts.

7. There is not a need for a site for the development of emergency shelters and transitional housing. The very limited need in the City may be met by existing resources.

8. Within the 1989-94 program period, another implementation measure is to acquire land for the development of affordable housing for senior citizens. The resources for this program, as well as the land acquisition, would be accomplished by the City's Redevelopment Agency. The purpose of the implementation measure is to accommodate the housing needs allocated to the City.

9. Designation of additional residential sites is impossible within the City. The maximum number of housing sites already has been considered by the current Land Use Element and 1989 Housing Element update.

V.
OPEN SPACE AND CONSERVATION

INTRODUCTION AND BACKGROUND

General Plan Legislation

The Open Space and Conservation Elements were first required to be part of city and county General Plans in 1970. The focus of this legislation was to underline the importance of protecting open space and recreational areas to serve the population for many years to come.

Purpose and Function

The Open Space Element designates "open-space land", which is defined by Section 65560 (b) of the Government Code, as "any parcel or area of land or water which is essentially unimproved and devoted to open space use." Open space use, in turn is defined to encompass four principal categories: natural resources; managed production of resources; outdoor recreation; and public health and safety.

The Conservation Element is required for the purposes of establishing a management plan for natural resources to prevent waste, destruction or neglect. This element of the General Plan is concerned with the conservation, development and utilization of natural resources such as water, soils, rivers, harbors, wildlife, minerals, and other natural resources.

Relationship of Other General Plan Elements

The Conservation Element overlaps those categories of the Open Space Element which deal with "open space for the preservation of natural resources" and "open space for the managed production of resources." As a result of this overlap and interdependence, the two elements have been combined, which is permitted under State law.

Definitions

"Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use. More specifically, open space is defined as follows:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

General Park Standards

Community Park

A community park is typically a 20 to 50 acre site designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve a drive-to clientele within a radius of up to three miles. They contain facilities which require more space than neighborhood parks and may include playfields, basketball courts, tennis courts, swimming pools, community centers and off-street parking.

Neighborhood Park

A neighborhood park is any general use local park developed to serve the needs of a particular neighborhood within a community. The size of the park depends on the population within its service area and the extent of desired amenities, but usually ranges from 2 to 20 acres. Typical neighborhood parks may be within walking or bicycling distance of park users with a service radius of approximately 1/2 mile. These parks may feature such amenities as children's play areas, ball fields, and open turf areas.

Mini-Parks

A mini-park is a small park site generally consisting in size between 2,500 square feet and 2 acres. These parks may serve any age group, depending on the characteristics of the neighborhood. They usually feature play apparatus, a paved area, benches and landscape treatment. They may also feature a children's play area, quiet game areas and some sports activities if space allows. Some mini-parks are natural areas with minimal improvements, which help safeguard identified natural resources or serve as viewpoints.

Private Park or Recreational Facilities

These facilities are operated by homeowners associations for the exclusive use of association members. Some facilities are fully featured recreational clubs with gymnasiums, indoor and outdoor courts, ballfields, pools and trail systems. Some are parks with open grass meadows, sports courts and ballfields in addition to swimming pools and spas. These facilities vary in size from less than 1 acre to 10 acres.

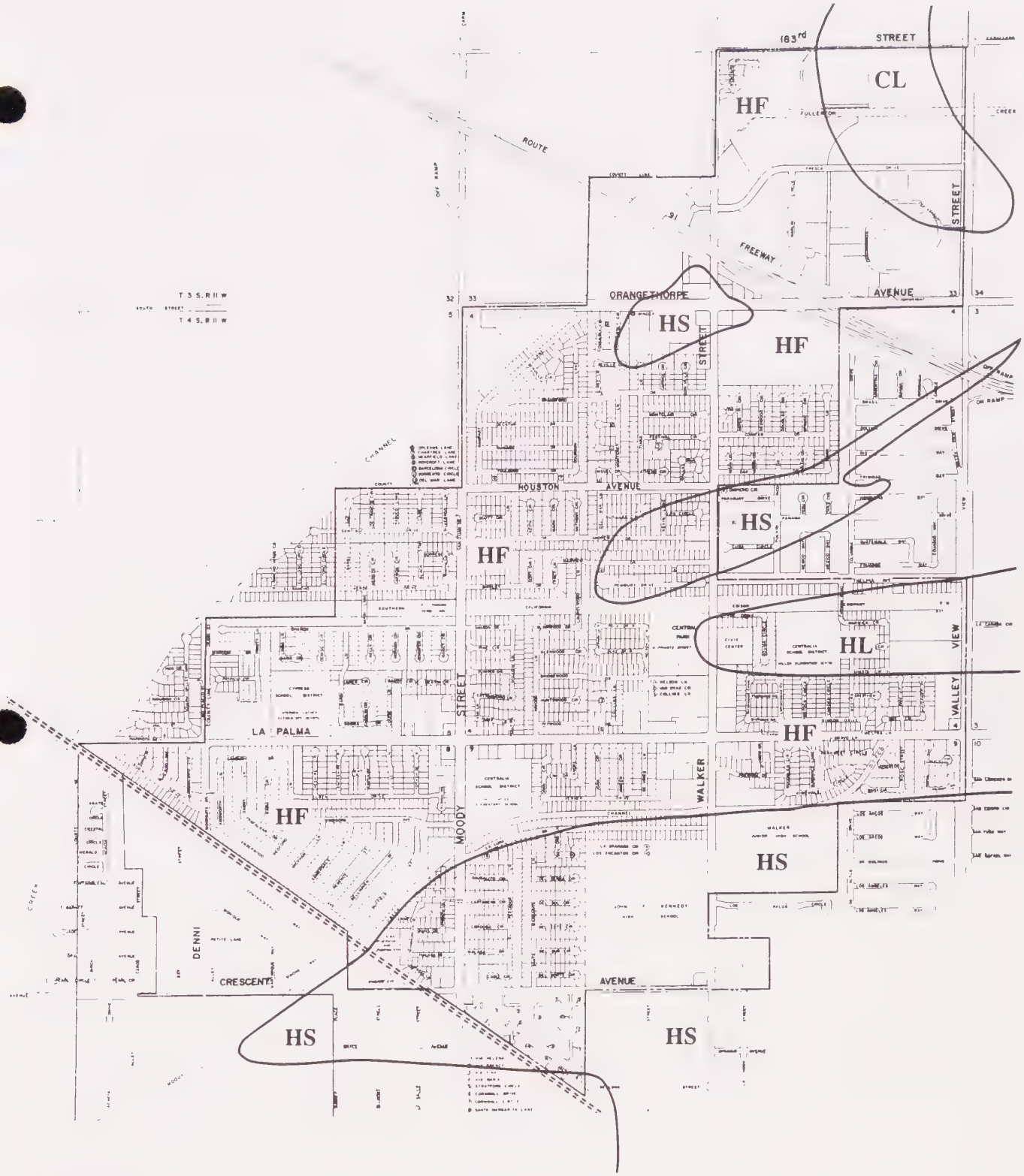
SETTING

Open Space for the Preservation of Natural Resources

La Palma is a fully urbanized community. It has no undeveloped natural resource areas such as water, soils, rivers, harbours and wildlife.

Open Space for the Managed Production of Resources

This category encompasses land used for agriculture, mineral and gravel extraction, forestry, fisheries, and oil production. None of these categories are applicable to the City of La Palma. The soils in La Palma are classified as Chino silt loam, Hanford sandy loam, Hanford loam, and Hanford fine sandy loam. Soil classifications are shown in Exhibit V-1. There are no prime agricultural soils in La Palma.



LEGEND

CL	Chino Silt Loam
HS	Hanford Sandy Loam
HL	Hanford Loam
HF	Hanford Fine Sandy Loam

Soils Classification Map
City of La Palma General Plan Update

north

Exhibit V-1

Open Space for Outdoor Recreation

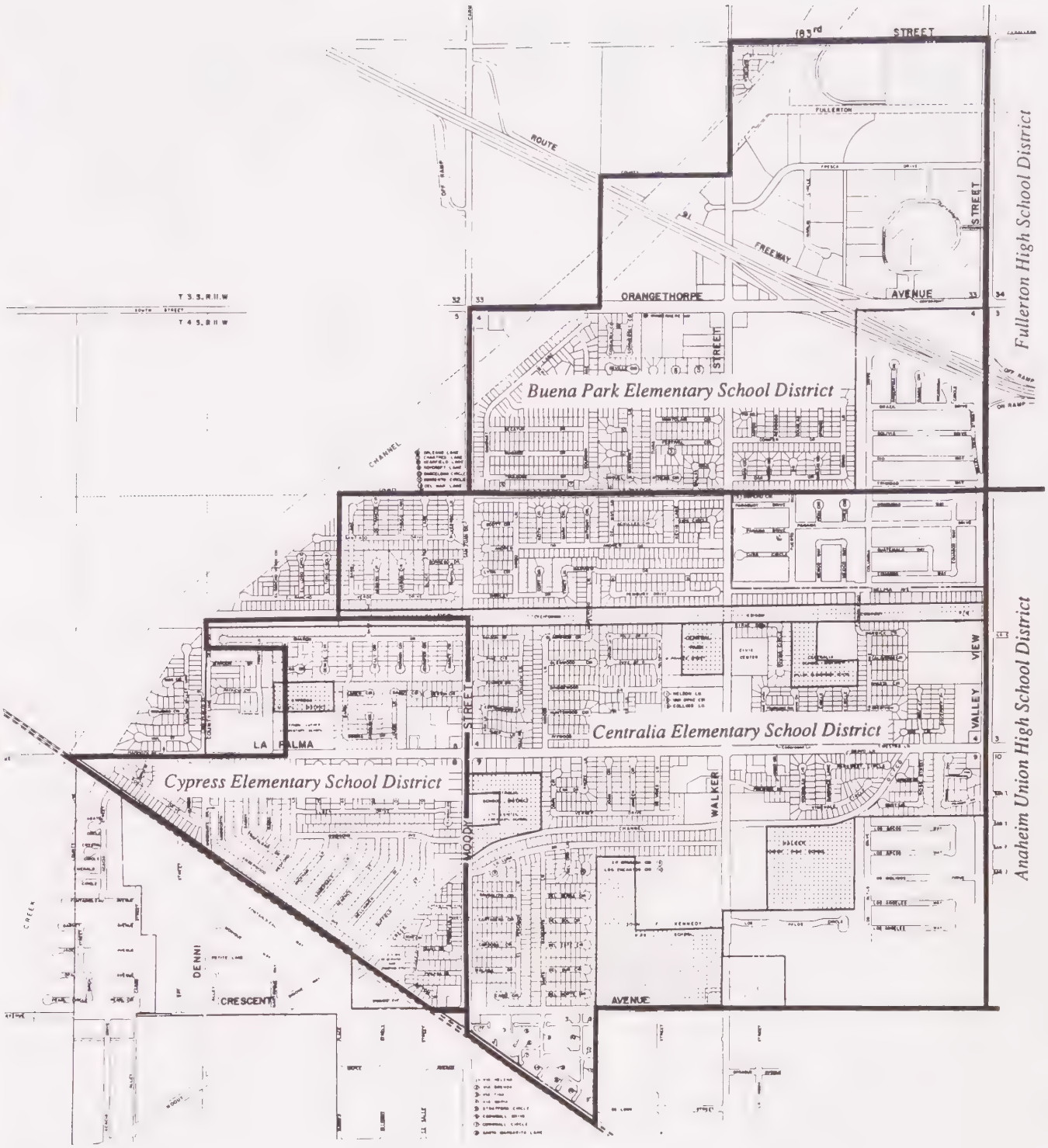
Open space for outdoor recreation includes parks, scenic highways and trail systems; beaches and rivers; harbors; and historic and cultural sites. The City's principal resources for outdoor recreation consist of: 1) the Edison right-of-way (ROW) and Central Park; 2) schools; and 3) bicycle trail systems. La Palma's school and park recreation are shown on Exhibit V-2.

Parks

The Southern California Edison Company ROW is a major open space resource of the City. Located in the middle of the City, the ROW is 21+ acres in size. The acreage distribution is listed below:

Location	Acreage
West of Moody Street in Edison Right-of-Way	1.5 approx.
Laurelwood to Moody in Edison Right-of-Way	4.620
Laurelwood to Walker in Edison Right-of-Way	5.545
Walker to Furman in Edison Right-of-Way	5.02
Furman to Valley View in Edison Right-of-Way	5.06

The ROW is about 75 yards in width and with a grass and concrete paved trail throughout its length. It is used for walking and jogging. A small park, El Rancho Verde Park, is located in the ROW at Moody Street.



LEGEND

School District Boundaries

Open Space Plan
City of La Palma General Plan Update

north

Exhibit V-2

The City's largest park facility is Central Park. Located west of the Civic Center, the park is almost 7.5 acres in size. The Park contains the following facilities: lighted tennis courts, gazebo, baseball field, and basketball court. Central Park is a neighborhood park but serves many community park functions. Recently, a consultant was selected to prepare a Master Plan for Central Park.

School Facilities

Five schools are located in the City of La Palma. Each school, as listed below, has facilities for outdoor recreation. During non-school hours and on weekends, the public may have access to these facilities.

School	District	Facilities
Stephen Luther Elementary	Cypress School District	Playground 2 backstops for softball
Miller Elementary	Centralia School District	Playground 2 baseball diamonds
Los Coyotes Elementary	Centralia School District	Soccer/baseball diamond
Walker Junior High	Anaheim Union School District	Track/baseball diamond Soccer Field
John F. Kennedy High School	Anaheim Union School District	Soccer Field Track 2 baseball diamonds Volleyball 8 tennis courts basketball courts

Bicycle Trails

La Palma has two bicycle trails which are shown in Exhibit V-3. There is a Class I County bicycle trail adjacent to the flood control channel. The local bicycle trail is a striped, on-road lane that extends five feet from the curb face on Walker Street, Moody Street, Crescent Avenue, and La Palma Avenue.

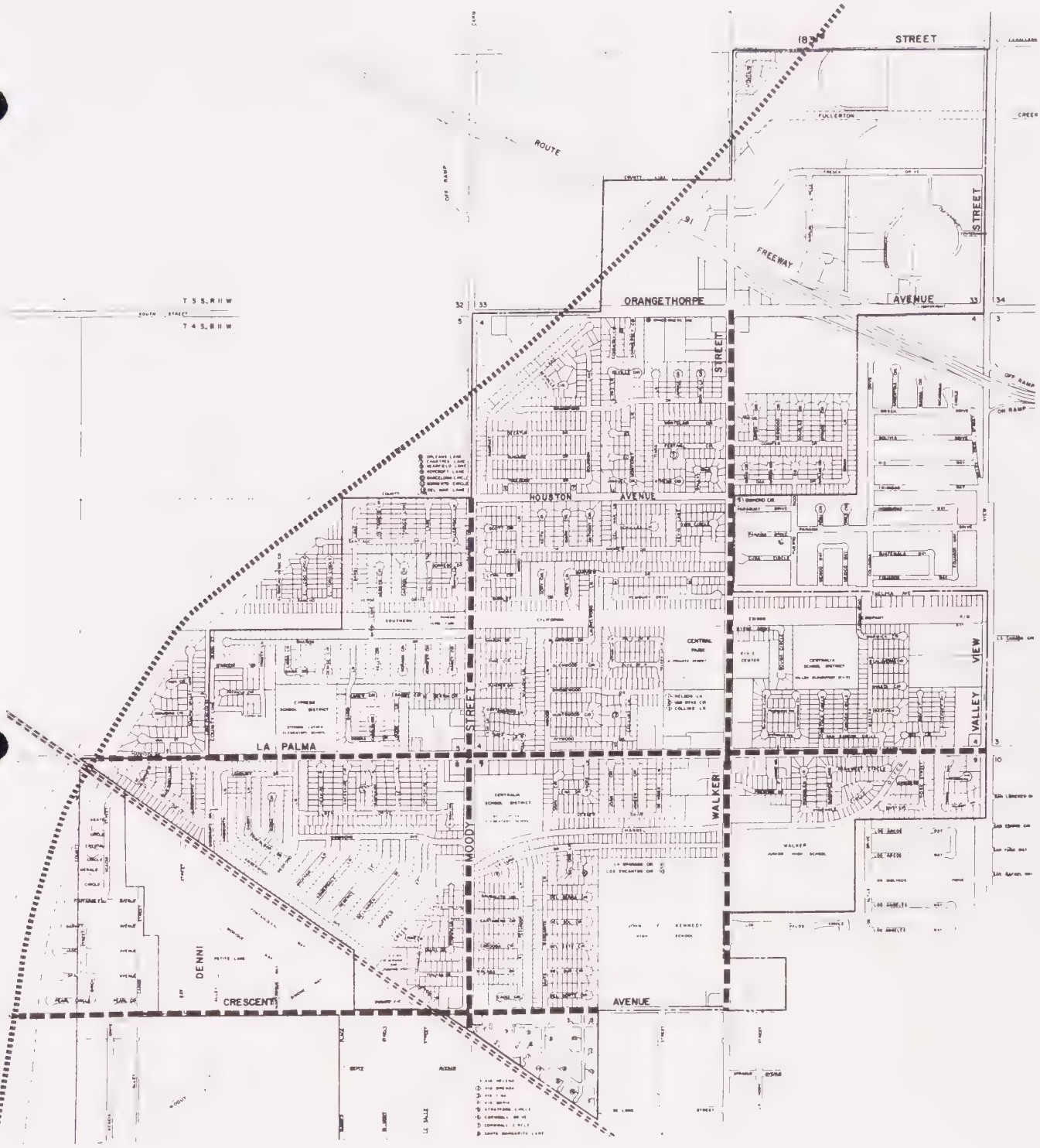
Open Space for Public Health and Safety

Open space as it relates to public health and safety is concerned with potential hazards, such as seismic fault zones, flood plains, wildland fire zones and areas adjacent to airport runways. A detailed discussion of safety issues is provided in the Safety Element (Section VI). There are no hazards affecting La Palma that require areas to be designated as Open Space to protect public health and safety.

Public Recreation Programs

Between 1980 and 1990, the City's population did not increase at all. The population distribution among different age groups did change, however, as described in Table V-1. For example, in 1980 the City's population 18 years or younger equalled 36.2% of the population. By 1990, this age group comprised 27% of La Palma's population. The City's population has increased in the older age groups, particularly in the 45 to 60 age category. The public recreation programs designed to serve the various age groups age described in the following paragraphs.

The La Palma Recreation and Community Services Department is responsible for implementing public recreation programs. Various activities are hosted at Central Park including pre-school activities, cultural art programs, hobby instruction, self-improvement classes and fitness classes.



LEGEND

Class I • Off-road Paved

Class II • On-road Striped Lane with Signals

Master Plan of Bicycle Trails
City of La Palma General Plan Update

north

Exhibit V-3

TABLE V-1
CITY OF LA PALMA: POPULATION BY AGE – 1980 AND 1990

	1980	Percentage Distribution	1990	Percentage Distribution
<4	1,029	6.7	917	6.0
5-9	1,336	8.7	1,024	6.7
10-13	1,295	8.4	909	5.9
14-18	1,903	12.4	1,299	8.4
19-24	1,538	10.0	1,600	10.4
25-29	1,044	6.8	1,147	7.4
30-34	1,357	8.8	1,163	7.6
35-39			1,167	7.6
40-44	2,891	18.8	1,361	8.8
45-49			1,470	9.5
50-54	1,793	11.6	1,102	7.1
55-59	543	3.5	843	5.5
60-64	310	2.0	553	3.6
65-69			381	2.5
70-74	257	1.7	216	1.4
75-79			136	.9
80-84	81	.5	73	.5
>85	22	.1	31	.2
	15,399	100.0%	15,392	100.0%

Source: 1980 Census of Population and Housing
1990 Census of Population and Housing
Table construction by Castaneda & Associates

The City has an informal agreement with the School District, which permits joint use of school facilities. Many team sports utilize both Central Park and the various school facilities. In the spring, Walker Junior High School is available after 4:00 pm for use by the adult basketball league. Youth basketball practice is held at Central Park during the week. Games are played at Walker Junior High School on Saturdays.

Adult softball is played at Central Park for 11 weeks in winter and spring. In summer, youth baseball and softball are played at Central Park and Kennedy High School. Summer day camp is held at Miller School. The camp accommodates 90 children per week. The day camp, which has always been at capacity, was held at Central Park until the enrollment grew too large to be accommodated at that facility.

The La Palma Seniors Club meets at the La Palma Community Center in Central Park every Thursday from noon to 3:00 pm. The Seniors Club for adults 50 years and above offers games, bingo, cards, guest speakers, potluck luncheons, and special events.

Private sports leagues in the community consist of Little League baseball, Pop Warner football, and AYSO soccer. The baseball and soccer teams utilize Walker Junior High School.

In 1991, the La Palma Recreation Department conducted a recreational needs survey by mail. The survey was sent to 4000 households. Five hundred two responses were received. Programs and activities that had the greatest community participation consisted of recreation classes (187), La Palma Days (187), and youth sports (161). The activity with the least participation was the Seniors Club. Respondents expressed a high level of satisfaction with recreational facilities and programs. The complete survey is provided in Appendix D.

FINDINGS

1. The City's most significant resource is open space for outdoor recreation.

2. Residents have a high level of satisfaction with Recreation Department programs and facilities.

3. The Master Plan for Central Park will upgrade existing outdoor recreation facilities that serve the City's population.

4. There is active private sponsorship of team sports.

5. There are no vacant areas of sufficient size to develop additional park sites.

DEVELOPMENT POLICIES

Goals

1. An open space resource system that meets a variety of community needs.

2. Adequate areas to satisfy the current and future recreation needs of the City's population.

Objectives

1. Complete the Central Park Master Plan by 1993.

Policies

1. To continue to offer a range of recreational programs that serve all age groups in the community.

2. To continue to work cooperatively with the school district to maximize recreation opportunities for La Palma residents.

IMPLEMENTATION MEASURES

1. Adopt a Master Plan for Central Park.

2. Maintain local and regional bicycle trails as a recreational resource.

3. Continue to utilize school facilities for team sports.

4. Continue to exact a park in-lieu fee for land located in residential and non-residential districts.

5. Conduct periodic park and recreation program user surveys to guage resident satisfaction.

VI.
SEISMIC & SAFETY

INTRODUCTION AND BACKGROUND

General Plan Legislation

In the past 15 years, three legislative acts have outlined how localities are to address in community General Plans the conditions that are hazardous to public health and safety. In 1970, this element became a mandatory element of the General Plan. The provision for a Safety Element was partly a reaction to damaging wildfires that occurred in September and October of 1970. Following the San Fernando Earthquake in 1971, the State Legislature enacted legislation requiring counties and cities to adopt a Seismic Safety Element as part of the comprehensive General Plan. In 1984, there were revisions in General Plan legislation pertaining to these two elements. The Seismic Safety and Safety Elements were combined into a single element that contained essentially the same information previously included in the two elements.

According to Section 65302(g) of the Government Code, the Safety Element is described in the following terms:

> A Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The Safety Element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

Purpose and Function

One of the basic purposes of the element is to identify hazards within La Palma and initiate precautions to protect the safety of the residents. The Element is principally a preventative planning document that will reduce natural and manmade hazards to acceptable levels of risk.

Relationship to Other General Plan Elements

Some community safety concerns overlap or are associated with the issues considered by the Open Space and Land Use Elements. According to Government Code Section 65560(b)(4), the Seismic and Safety Element is linked to the implementation of a local open space plan. For instance, as a means of protecting public health and safety, open space land may be set aside for these purposes in circumstances that need special regulation and management. Undeveloped land devoted to open space use may include area set aside because of hazardous conditions such as earthquake fault zones, unstable soil areas and flood plains. In addition, a community's Land Use Element usually incorporates the findings and recommendations relating to public safety and open space lands.

SETTING

The existing setting for this element is described as follows:

- Geologic/Seismic Hazards: fault systems, ground rupture, ground shaking and ground failure.
- Flooding
- Fire Hazards and Peak Water Demand
- Dam Inundation
- Airport Safety
- Hazardous Materials
- Emergency Plan

Geologic and Seismic Hazards

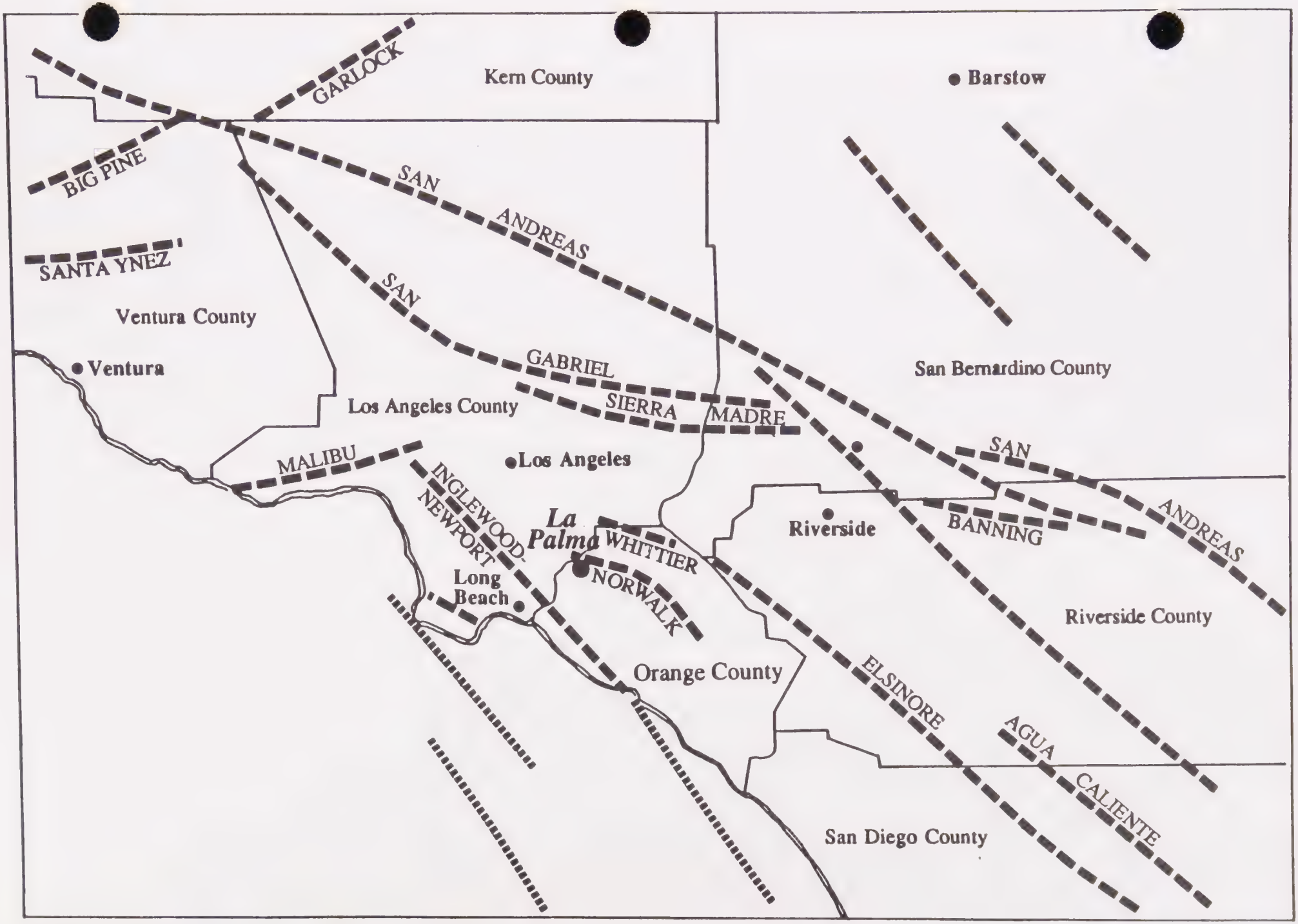
The City of La Palma is located within the Los Angeles Basin which, in turn, is situated in the coastal plain of the peninsular range's geomorphic province. This area is characterized by elongated northwesterly trending ridges and structural features and is a seismically active area. The ground surface of La Palma is primarily an outwash plain formed by deposits of sediments from the Santa Ana, San Gabriel, Rio Hondo and Los Angeles rivers as well as the Coyote Creek. The City can be generally characterized as gently sloping to the southwest. All of the City's terrain is flat outwash plain with a high water table.

Fault Systems

La Palma is in the vicinity of several known active faults including the San Andreas, Inglewood-Newport, Norwalk, San Jacinto and Whittier-Elsinore. (An active fault is one that has shown movement in the last 11,000 years and can be expected to move within the next 100 years.) Regional fault systems that could affect La Palma are shown in Exhibit VI-1. The San Andreas fault system dominates all the fault systems as the greatest potential threat to the City of La Palma. It is located approximately 40 miles northeast of the City.

San Andreas Fault Zone: The dominant active fault in California, it is the main element of the boundary between the Pacific and North American tectonic plates. The longest and most publicized fault in California, it extends approximately 650 miles from Cape Mendocino in northern California to east of San Bernardino in southern California, and is approximately 35 miles northeast of Orange County. This fault was the source of the 1906 San Francisco earthquake which resulted in some 2000 deaths and millions of dollars in damage. It is the southern section of this fault which is currently of greatest concern to the scientific community.

Geologists can demonstrate that at least eight major earthquakes (Richter magnitude 7.0 and larger) have occurred along the Southern San Andreas fault in the last 1200 years with an average spacing in time of 140 years, plus or minus 30 years. The last such event occurred in 1857 (Fort Tejon earthquake). Based on that evidence and other geophysical observations, geologists in 1980 estimated the probability for the recurrence of a similar earthquake as large as 2% to 5% per year and greater than 50% in the following 30 years.



Fault System
City of La Palma General Plan Update

north

Exhibit VI-1

Inglewood-Newport Fault Zone: Extends from the Santa Monica mountains southeastward through the western part of Orange County to the offshore area near Newport Beach. This fault is the source of the destructive 1933 Long Beach earthquake (magnitude 6.3) which caused 120 deaths and considerable property damage. During the past 60 years, numerous other shocks ranging from magnitude 3.0 to 5+ have been recorded. The fault, according to geologists, is believed capable of generating a magnitude 7+ earthquake within the next 50-100 years.

Whittier-Elsinore Fault Zone: This fault is located in the northeast part of Orange County and follows a general line easterly of the Santa Ana mountains into Mexico. Most recorded shocks have ranged from magnitude 4.0 to 5.0. The maximum credible earthquake anticipated from this fault zone is in the range of magnitude 6.6. (Maximum credible is defined as the largest magnitude event that appears capable of occurring under the presently known geological framework.)

Norwalk Fault: This fault is located in the north part of Orange County in the Fullerton area and follows a general east-southeast line for approximately 8-9 miles through the Anaheim-Orange area. It is considered seismically active with a history of scattered small earthquakes.

San Jacinto Fault Zone: Although separate, this fault is considered part of the San Andreas fault zone. Located approximately forty miles north and east of La Palma, it is possibly the most active branch of the San Andreas zone and the source of many significant earthquakes.

Ground Rupture

Ground rupture is the fracturing of the earth's surface along a faultline. Rupture can cause a ground surface displacement where utility lines, transportation facilities, buildings and other structures may experience severe structural damage. As there are no active faults within or adjacent to the City of La Palma, the potential for ground rupture is considered slight.

Ground Shaking

The most significant earthquake action in terms of potential structural damage and injury is ground shaking. Ground shaking is the movement of the earth's surface in response to a seismic event. The intensity of the ground shaking and the resultant damages are a function of the magnitude of the earthquake, distance from the epicenter, and characteristics of surface geology. This hazard is the primary cause for the collapse of buildings and other structures.

Based upon the proximity of La Palma to numerous fault systems, previously identified, and their history of seismic activity, there is little doubt that the City will experience seismic shaking in the future. Also, the fact that La Palma is a highly urbanized city indicates that potential exists for damage to structures.

Ground Failure

Ground failure is the inability of the earth to maintain its normal strength. It may be manifested in several ways, including liquefaction, differential compaction, subsidence, or unstable slopes and landslides. These typically occur because of ground shaking, but they can also be induced by other conditions.

Liquefaction occurs when ground shaking, seismic or otherwise, causes loosely consolidated saturated soils to lose cohesion and bearing strength, and respond as

a fluid. Potential for ground failure through liquefaction is partially dependent on the depth of the water table. This may vary considerably from year to year in the La Palma area. Portions of La Palma are at risk of liquefaction due to a high water table in conjunction with unconsolidated earth materials. These areas are shown in Exhibit VI-2.

Differential compaction and subsidence may both result in settling, tilting or uneven land surfaces. Differential compaction may occur when mixed soils of varying densities settle at different rates, or when underground oxidation of organic materials such as those found in land fills of former marsh areas occurs. Subsidence is generally a result of the withdrawal of underground water or petroleum, either by pumping or by other diversions, which disrupts the maintenance of the fluid levels. Neither differential compaction nor subsidence appears to be a significant potential hazard within the City of La Palma at this time.

Landslides or mudslides are not a geologic hazard in La Palma due to the level topography.

Flooding

No portion of La Palma is located within a floodplain. Two drainage channels, the Coyote Creek Channel and the Moody Creek Channel, run through the City of La Palma.

LEGEND

Liquifaction Area
(Granular sandy soil with high water content)

Nonliquefaction Area

Liquefaction Map
City of La Palma General Plan Update

north

Exhibit VI-2

Fire Hazards and Peak Water Demand

The City of La Palma contracts with the County of Orange Fire Department for fire protection services. Station 13 in La Palma is the first responding station with an average response time of 4.3 minutes for emergency responses. The County Fire Department provides fire prevention, fire suppression, and paramedic services. Approximately 70-80% of Fire Department responses are paramedic calls. The Department maintains a ratio of 1.81 personnel per 1000 population.

The overall fire safety insurance rating for the County of Orange is Class 3 on a scale of 1-10. Class 3 is considered a very good rating. There are no wildland fire hazard areas in La Palma nor any urban high fire hazard areas. Certain uses such as high-rise buildings, schools, hospitals, and heavy industrial areas would receive a heavier response in the event of a fire due to the nature of the uses. Centerpointe, an area containing high-rise hotel and office uses, is an example. Heavy industrial uses such as the Orchid paper products facility and the Kelly-Springfield tire facility, which contain large amounts of combustible materials, would require heavier fire response. These facilities all meet current fire codes and are not to be considered high fire hazards. The Fire Department conducts an annual inspection of all non-residential uses. Residential inspections are provided upon request.

La Palma has automatic aid agreements with the City of Buena Park and the County of Los Angeles. There is a mutual aid agreement with all agencies within the State. When an automatic aid agreement exists, the closest fire station provides the initial response. A mutual aid agreement provides additional assistance from other fire departments when an agency experiences a fire situation beyond its service capacity.

Water pressure and fire flow are adequate throughout the City. La Palma has a 2.5 million gallon water storage capacity. The City water reservoir is located at 8415 Meadowlark Lane. A supplemental two million gallon reservoir is under

construction at the northeast corner of Walker Street and Fresca Drive. That storage facility is expected to be operational by approximately 1994. Daily water demand is approximately two million gallons. Peak water demand is 2,000 gallons per minute as compared to the average water demand of 1,300 gallons per minute.

Dam Inundation

The City of La Palma is subject to potential flooding from several local dams. These consist of Brea, Carbon Canyon, Prado and Whittier Narrows Dams. Dam failures can result from a number of natural or manmade causes such as earthquakes, erosion of the face or foundation, rapidly rising flood waters and structural design flaws.

There are three general types of dams: earth and rockfill, concrete arch or hydraulic fill and concrete gravity. Each of these types of dams has different failure characteristics. The earth-rockfill dam will fail gradually due to erosion of the breach; a flood wave will build gradually to a peak and then decline until the reservoir is empty. A concrete arch or hydraulic fill dam will fail almost instantaneously; thus, a very rapid build-up to a peak and then a gradual decline. A concrete gravity dam will fail somewhere in between instantaneous and gradual, with corresponding build-up of flood wave.

In addition to the above-mentioned characteristics, warning ability is generally determined by the frequency of inspections for structural integrity, the flood wave arrival time (the time it takes for the flood wave to reach its maximum distance of inundation), or the ability to notify persons downstream and their ability to evacuate. The existence and frequency of updating and exercising an evacuation plan that is site-specific assists in warning and evacuation functions.

Carbon Canyon Dam

The Carbon Canyon Dam is located three quarters of a mile south of Carbon Canyon Road (Route 142) and one-eighth mile northeast of Rose Drive in the City of Brea. Construction of the dam was completed in 1961. Carbon Canyon Dam is an "earth-filled" dam, 2,600 feet in length and 99 feet in height, designed to hold 12,000 acre feet of water with spillways approximately 125 feet in width. The dam was constructed by Obrey Construction Company and is owned and operated by the US Army Corps of Engineers. There is no dam tender at this location.

Should a breach of the Carbon Canyon Dam occur, the water released would flow in a southerly direction. The inundation area in La Palma appears to focus on a small area north of SR71 in the area of Fullerton Creek Channel. This area is composed of industrial, commercial and retail with a 160 room hotel complex. During working hours the population would be approximately 1000 persons.

Prado Dam

The Prado Dam is located approximately 4-1/2 miles west of the City of Corona and eight miles east of Imperial Highway in Anaheim adjacent to the SR91 and the junction of SR71. Construction of the dam was completed in 1941. Prado Dam is an "earth-filled" dam, 2,300 feet in length and 106 feet in height, designed to hold 300,000 acre feet of water with a 1,000-foot spillway. The dam was constructed by Grafe Calahan Construction Company and is owned and operated by the US Army Corps of Engineers. There is a dam tender for this dam.

Should a breach of the Prado Dam occur, the water released would flow in a southwesterly direction through Santa Ana Canyon. All of the City of La Palma is in the inundation area.

Whittier Narrows Dam

The Whittier Narrows Dam is located on the San Gabriel and Rio Hondo Rivers, three miles south of the City of El Monte and three miles northwest of the City of Whittier. Whittier Narrows Dam is an "earth-filled" dam 16,960 feet long, 56 feet in height and designed to hold 36,160 acre feet of water. The dam is operated by the US Army Corps of Engineers and no dam tender is present.

Should a breach of the Whittier Narrows Dam occur, the water released would flow in a southwesterly direction. The inundation area in La Palma is basically the southeast corner to Coyote Creek of Moody Street and Orangethorpe Avenue. This area is commercial and during working hours would affect approximately 200 persons.

Brea Dam

The Brea Dam is located approximately three-quarters of a mile south of Bastanchury Road and adjacent to the east side of Harbor Boulevard in the City of Fullerton. Construction of this dam was completed in 1942. Brea Dam is an "earth-filled" dam 1,765 feet in length and 87 feet in height, designed to hold 5,750 acre feet of water with spillways approximately 150 feet in width. The dam was constructed by Winston Brothers Construction Company and is owned and operated by the US Army Corps of Engineers. There is no dam tender at this location.

Should a breach of the Brea dam occur, the water released would flow in a southerly direction. The inundation area in La Palma appears to focus on a small area north of SR91 in the area of Fullerton Creek Channel. This area is composed of industrial, commercial and retail with a 160 room hotel complex. During working hours the population would be approximately 1000 persons.

Airport Safety

There are no commercial, private, or military airports within the City of La Palma. The Los Alamitos Armed Forces Reserve Center (AFRC), a military air station in the City of Los Alamitos, is the nearest airport. AFRC is used primarily for helicopter training missions. The accident potential zones do not extend beyond the boundaries of this air station and, therefore, would not affect the City of La Palma.

Hazardous Materials

There are no landfills within or adjacent to the City of La Palma. The potential for a major hazardous material incident is associated with three general sources; transportation, pipeline, and fixed facility.

Transportation

The greatest probability of a major incident is from a transportation accident. A major freeway (SR91), running east and west, divides the city. An unknown number of vehicles transport hazardous materials via this route on a daily basis. Unfortunately, it is impossible to predict where an emergency might occur or what hazardous material would be involved. Historically, transportation related hazardous material incidents in the City of La Palma have all occurred on SR91 or Orangethorpe Avenue.

Additionally, there are two rail spur lines that run through La Palma. The odds of occurrence are less for a railroad related hazard incident.

Pipelines

There is one major petroleum pipeline located in La Palma. This is a 12 inch fuel oil line owned by Southern California Edison. The line runs south under Moody Street from the north city limits to the south city limits.

Fixed Facility

Hazardous materials are used and stored by fixed facilities such as businesses in the City. Facilities that warehouse, process, use or generate hazardous materials within the City boundaries must obtain a Hazardous Materials Disclosure Permit from the County of Orange Fire Department. Prior to permit approval, the facility is inspected by the Fire Department. A record is kept of the type and amount of hazardous materials used or stored. Facilities in La Palma that have been issued Hazardous Materials Disclosure Permits are listed in Appendix E.

Emergency Plan

In August 1989, the City of La Palma adopted by resolution a Multi-hazard Emergency Plan. The Plan outlines procedures to provide for the effective mobilization of all City resources, public and private, in response to emergency situations. These situations include natural disasters, technological incidents, and nuclear defense operations. The Plan also identifies the source of outside support which might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies, and the private sector.

FINDINGS

1. Ground shaking is the primary geotechnical hazard that could affect the City of La Palma. Certain areas of the City may be subject to liquefaction.

2. Flooding is not a safety hazard in La Palma.

3. There are no high fire hazard areas in La Palma and the water supply is adequate to meet peak water demand.

4. La Palma has prepared specific contingency plans and response check lists for all four dams that potentially affect the City.

5. No commercial, private, or military airport presents a safety concern to the City.

6. Fixed facilities that store or handle hazardous materials have site specific contingency plans.

7. La Palma has adopted an Emergency Plan that provides for evacuation procedures and mobilization of resources to respond to major seismic events, dam failure, hazardous materials incidents, and other disasters.

DEVELOPMENT POLICIES

Goals

1. A safe living environment for people who live and work in La Palma.

2. Reduce the loss of life, injury, and property damage in the event of a natural or technological disaster.

3. Protect public health and safety.

Objectives

1. To continue to maintain adequate fireflow throughout the City with adequate water storage capacity to meet peak demand.

2. To maintain the current fire personnel/population ratios as a minimum level.

3. To upgrade infrastructure, as needed, to ensure adequate fireflow and water storage capacity.

Policies

1. To participate in regional emergency response planning.

2. To ensure continuity of vital services following a major earthquake.

3. To regulate future construction to minimize the risks associated with seismic hazards.

4. To provide effective and efficient fire protection services.

5. To provide for the safe use and transport of hazardous materials.

6. To monitor facilities that use, store, or handle hazardous materials in La Palma.

VII.
NOISE

INTRODUCTION

Existing and future development of La Palma is affected by noise levels, and the Noise Element provides information on the City's current and future noise levels. In largely undeveloped areas, this information enables a city to identify locations where noise may be a factor, especially for those land uses that are particularly sensitive to noise impacts. In more developed areas, the Noise Element provides a basis for the adoption and enforcement of noise standards and thereby helps to protect the health and well-being of persons living and working in La Palma.

SETTING

Definitions

Noise is defined as unwanted or objectionable sound. Although sound is measurable, noise is subjective. The effects of sound on people range from annoyance and inconvenience to temporary or permanent hearing loss. Every day, people are subjected to a multitude of sounds at home or in the work place. The relationship between measurable sound and human irritation is the key to understanding noise impact.

The A-weighted decibel, commonly abbreviated dB(A), relates sound levels to the sensitivity of the human hearing system. This measurement is calibrated to detect the faintest audible sound and has approximately the same frequency response as the human hearing system. A listener often judges an increase in sound levels of 10 dB(A) as a doubling of sound.

Many sounds are by-products of desirable and necessary day-to-day activities. Unfortunately, some of these sounds are not only undesirable but may also be detrimental to health.

Everyday sounds normally range from 30 dB(A) (very quiet) to 100 dB(A) (very loud.) Sound levels decrease as a function of distance from the source. As the sound wave travels away from the source, the sound energy is spread over a greater area, causing the sound power of the wave to be dispersed. Atmospheric absorption also influences levels. The greater the distance sound travels, the greater the degree of atmospheric absorption, which is a function of the frequency of the sound wave and the humidity of the atmosphere.

Noise is known to have several adverse effects on people. From these known adverse effects, criteria have been established to protect the public health and safety and to prevent disruption of certain human activities. These criteria are based on such known adverse effects as hearing loss (not generally a factor with community noise), communication interference, sleep interference, physiological responses and annoyance.

Community noise varies with time. Cumulative noise rating scales such as the Day-Night Average Sound Level (Ldn) and the Community Noise Equivalent Level (CNEL) used in California are essentially 24-hour averages of sound levels. The noise environment is most frequently described in terms of "ambient" noise levels. Ambient noise does not refer to noise from any specific source but represents a merging of all sources.

Noise measurement scales are defined as follows:

- Equivalent Noise Level (LEQ) -- The average energy level of noise during the time period of a sample, expressed as a decibel. LEQ can be measured for any time period, but is typically measured for 15-minute, 1-hour or 24-hour periods.

- Day Night Noise Level (Ldn) -- A 24-hour, time-weighted average noise level. Time-weighted refers to the penalty imposed for noise that occurs during certain sensitive time periods; those events that take place during the night (10:00 pm to 7:00 am) are penalized by 10 dB(A). This penalty is imposed to account for increased human sensitivity to noise at night.

- Community Noise Equivalent Level (CNEL) -- CNEL is similar to the Ldn scale except that it includes an additional 5 dB(A) penalty for events that occur during the evening (7:00 pm to 10:00 pm). Either Ldn or CNEL may be used to identify community noise impacts within the Noise Element.

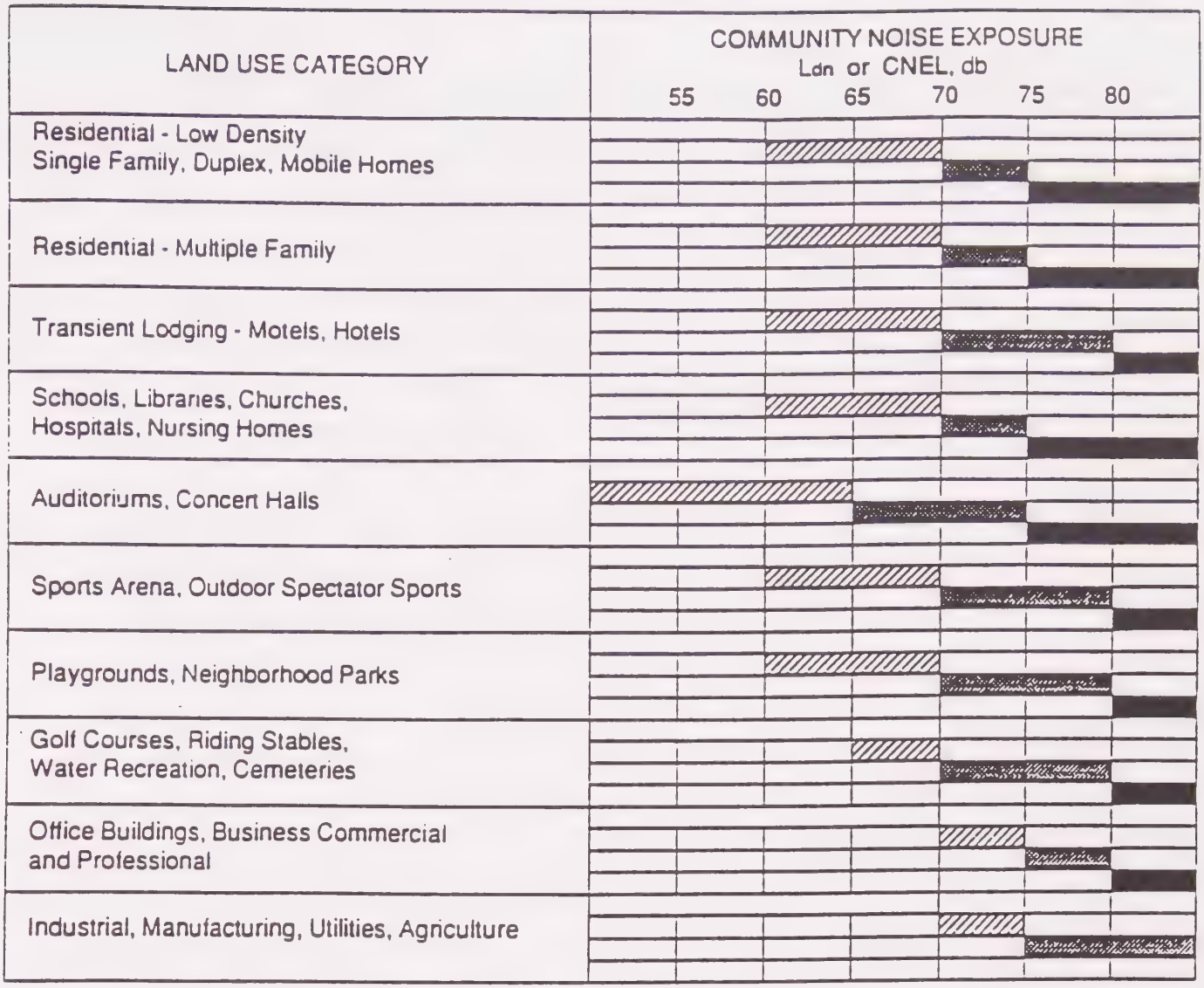
A 65 dB(A) CNEL level describes an area as having a time-weighted average constant noise level of 65 dB(A), even though the area would experience noise events higher and lower than 65 dB(A). The same CNEL can describe an area with very few high level noise events and an area with many lower level noise events. To account for intermittent or occasional noise which would not be reflected on a time-weighted average scale, such as that from stationary noise sources, another method to characterize noise is used. The Percent Noise Level (L%) is the level exceeded X% of the time during the measurement period. For example, L90 is the noise level exceeded 90% of the time, L50 is the level exceeded 50% of the time, and L10 is the level exceeded 10% of the time. L90 represents the background or minimum noise level, L50 represents the average noise level, and L10 the peak or intrusive noise level.

Land Use Compatibility Guidelines

The State of California has identified acceptable noise levels for various land uses. Maintenance of these desired noise levels will protect public health and welfare with an adequate margin of safety.

The State requires that interior noise levels resulting from the intrusion of exterior noise be limited to not more than 45 dB(A) CNEL for residential units, including transient lodgings such as hotels, motels and inns. This interior standard is appropriate for hospitals and educational uses, which are also noise-sensitive land uses. A land use noise compatibility chart is shown in Table VII-1.

Table VII-1



INTERPRETATION

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.

Potentially Unacceptable: New Construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.

Normally Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Source: Office of Noise Control, California Dept. of Health, Feb. 1976.

Any building structure with windows open provides an average of 12 dB of attenuation. A residence located in a noise impact area of 57 dB or less, can meet the state criteria with windows open. A building structure with windows closed, using standard construction and standard glazing, provides an average of 20 dB of attenuation. Residences located in a noise impact area of 60 dB or less and more than 57 dB will meet the 45 dB requirement with windows closed. Mechanical ventilation would be required. Buildings in areas over 60 dB require noise attentuation construction techniques to meet noise compatability criteria.

The most common criteria for outdoor living spaces such as patios, balconies, backyards, recreational areas, etc., is 65 dB. If such areas are located in a noise impact area higher than 65 dB, mitigation is required. If the main source of noise is traffic noise, the mitigation is generally a sound attenuation barrier.

Sound barriers must weigh at least 3.5 pounds per square foot of face area with no decorative cut-outs or line-of-sight openings between shielded areas and traffic flow lanes. The barriers may be a combination of a wall, berm and/or a transparent screen. Concrete block or stucco veneer over wood framing or 1-inch thick tongue and groove wood of sufficient weight per square foot is acoustically acceptable. However, 1/4-inch thick glass, acrylic plastic, or other transparent materials with sufficient weight per square foot may be used to provide views. The functioning of the barriers is also dependent upon their placement, the finished grades, and building floor elevations. Balconies and patios require a three-sided wall. Backyards and recreational areas are usually shielded by freestanding sound barriers.

Noise Sources

Vehicular Noise

As with most communities, vehicular traffic generates the major source of noise in La Palma. The traffic noise levels indicated in the Noise Element were computed using the Highway Traffic Noise Projection Model published by the Federal Highway Administration (FHWA-RD-77-108, December 1978). The Model uses traffic volume, vehicle mix, vehicle speed, and roadway geometry to compute the LEQ. A computer code has been written which computes equivalent noise levels for each of the time periods in CNEL. Weighting these noise levels and summing them results in the CNEL for the traffic projections.

The traffic volumes used to estimate current and project future CNEL levels were derived from the Circulation Element (refer to Exhibit III-3; Table III-1; and Exhibit III-4). Table VII-2 and VII-3 and the following paragraph provide data on the current and future years' distance from the centerline of each roadway to a given CNEL contour. For example, currently between Moody and Walker Streets, an area 73 feet wide from the centerline of Orangethorpe is impacted by a CNEL of 70dB (see Table VII-2.) By 2010 and beyond, an area 118 feet wide would be affected by the same CNEL of 70dB (refer to Table VII-3.) (A separate technical report on the noise environment is available at City Hall.)

Current and future traffic CNEL contours are shown on Exhibits VII-1 and VII-2. (The contours are unshielded which means they do not account for barriers now existing that may diffuse the noise before it arrives at the receptor.) A noise contour, which is similar to a topographic contour, maps a concentric footprint around the noise source. As shown by both exhibits the highest noise sources occur along the Artesia Freeway. A comparison of the two exhibits shows that area affected by noise levels of 70dB or higher is greater in the future than now exists. Most of the areas with 65dB noise levels extend one to two lots deep along arterials such as Moody Street, Walker Street, La Palma Avenue and Crescent Avenue.

Table VII-2

Current Traffic Distance From The Centerline of Each Roadway To CNEL Contours.

Street	between...	and	Distance in feet to CNEL contours					Current ADT
			70dB	65dB	60dB	57dB	55dB	
Valley View	La Palma	Thelma	88	267	840	1676	2656	38,100
	91 FWY	Orangethorpe	78	235	738	1471	2332	33,450
	Orangethorpe	Caballero	92	270	845	1685	2670	28,600
Walker	Crescent	La Palma	36	86	262	521	825	16,400
	La Palma	Orangethorpe	37	90	275	546	866	17,200
	Orangethorpe	Fresca	31	96	302	603	955	13,700
Moody	Crescent	La Palma	45	122	378	753	1192	17,100
	La Palma	Houston	51	143	445	887	1405	20,150
	Houston	Orangethorpe	51	151	473	944	1495	21,450
Crescent	Moody	Walker	31	82	253	504	798	11,450
La Palma	Moody	Walker	43	113	349	695	1102	15,800
	Walker	Valley View	46	123	382	761	1206	17,300
Houston	Moody	Walker	7	15	45	89	141	2,800
Orangethorpe	Moody	Walker	73	201	627	1249	1979	21,200
	Walker	91 FWY	92	270	845	1685	2670	28,600
	91 FWY	Valley View	101	299	939	1873	2969	31,800

Table VII-3

Future Years' Traffic Distance From The Centerline of Each Roadway To CNEL Contours.

Street	between...	and	Distance in feet to CNEL contours					Future ADT
			70dB	65dB	60dB	57dB	55dB	
Valley View	La Palma	Thelma	92	280	882	1760	2788	40,000
	91 FWY	Orangethorpe	102	315	992	1979	3137	45,000
Walker	Crescent	La Palma	39	99	303	604	956	19,000
	La Palma	Orangethorpe	44	118	367	730	1157	23,000
	Orangethorpe	Fresca	55	174	551	1100	1743	25,000
Moody	Crescent	La Palma	61	176	552	1100	1743	25,000
	La Palma	Houston	67	197	618	1232	1952	28,000
	Houston	Orangethorpe	69	210	662	1320	2091	30,000
Crescent	Moody	Walker	44	127	397	792	1255	18,000
La Palma	Moody	Walker	51	142	442	880	1394	20,000
	Walker	Valley View	57	162	508	1012	1604	23,000
Orangethorpe	Moody	Walker	118	357	1122	2238	3547	38,000
	Walker	91 FWY	118	357	1122	2238	3547	38,000
	91 FWY	Valley View	118	357	1122	2238	3547	38,000

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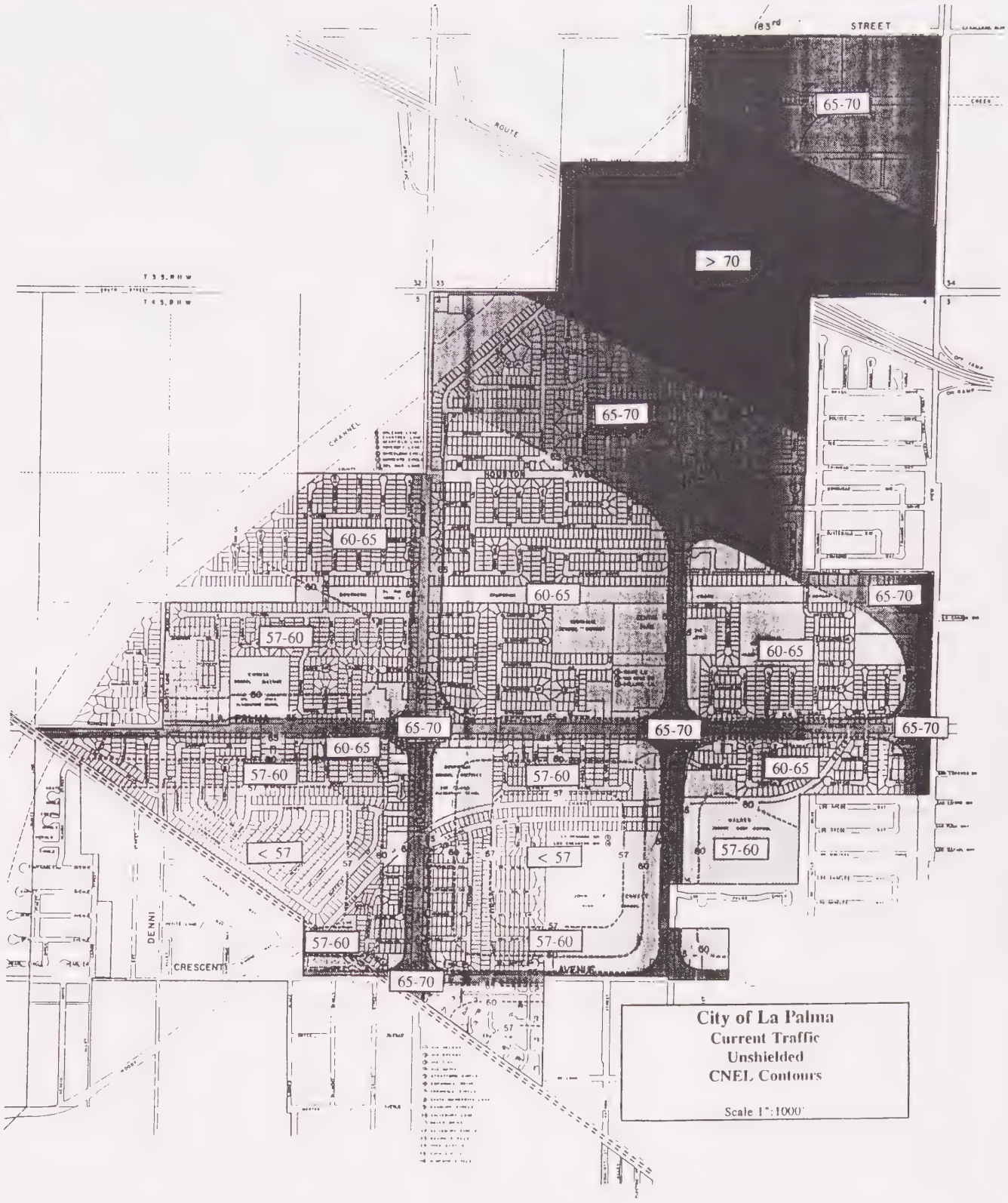
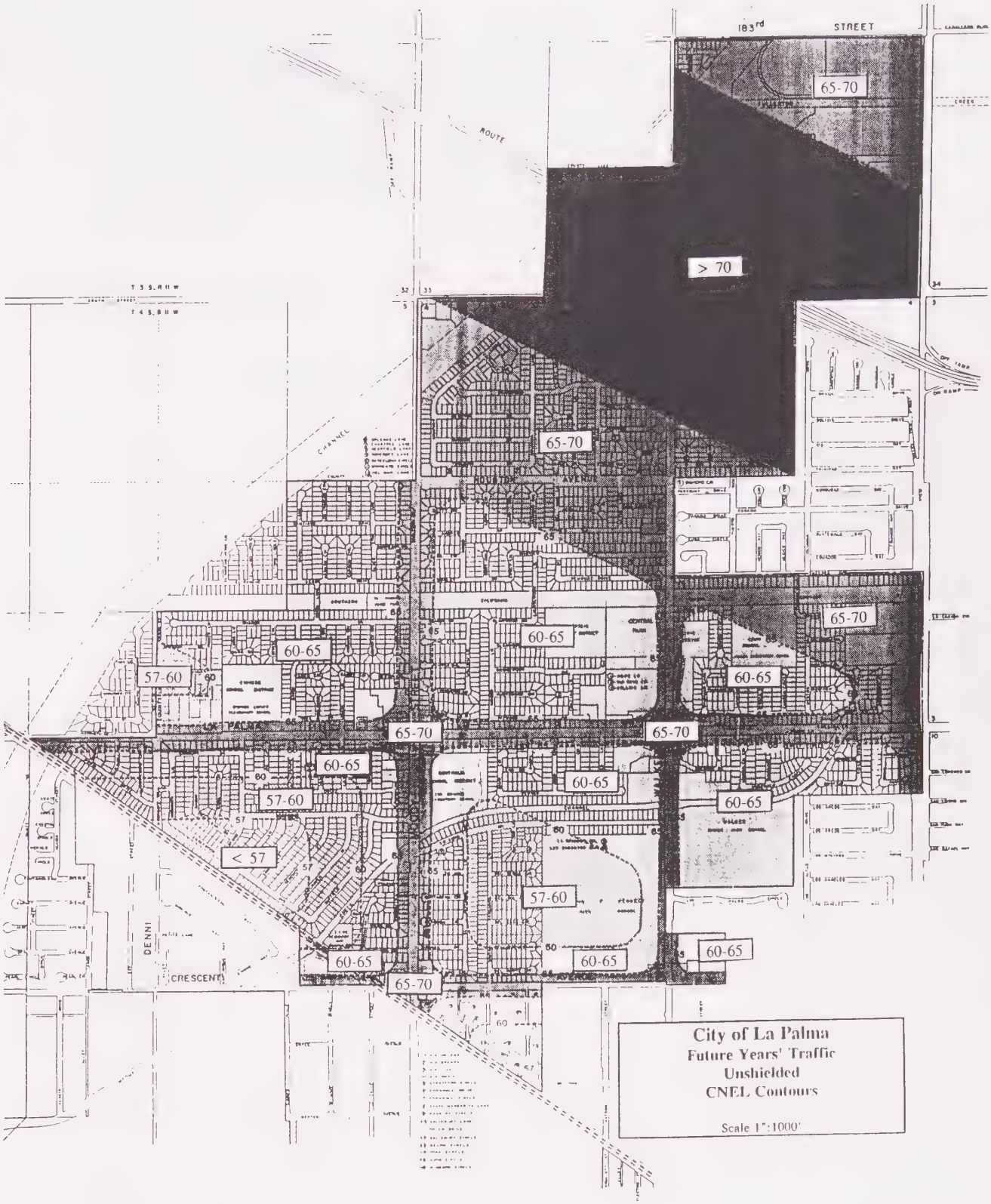


Existing Noise Contours
City of La Palma General Plan Update

north

Exhibit VII-1



Future Noise Contours
City of La Palma General Plan Update

Exhibit VII-2

The incremental increase in noise levels due to traffic is summarized in Table VII-4. As noted in the far right column, the increase in dB levels (at 100 feet from the centerline of each roadway) ranges from .2 to 2.6. Increases of this magnitude during the next 20 years are not significant.

Table VII-4

Increment In Noise At 100 Feet From The Centerline Of Each Roadway Due To Traffic Volume Increment.

Street	between...	and	Current ADT	dB at 100'	Future ADT	dB at 100'	Inc. dB
Valley View	La Palma	Thelma	38,100	69.6	40,000	69.8	0.2
	91 FWY	Orangethorpe	33,450	69.0	45,000	70.3	1.3
Walker	Crescent	La Palma	16,400	64.5	19,000	65.2	0.7
	La Palma	Orangethorpe	17,200	64.7	23,000	66.0	1.3
	Orangethorpe	Fresca	13,700	65.0	25,000	67.6	2.6
Moody	Crescent	La Palma	17,100	66.1	25,000	67.8	1.7
	La Palma	Houston	20,150	66.8	28,000	68.3	1.5
	Houston	Orangethorpe	21,450	67.0	30,000	68.5	1.5
Crescent	Moody	Walker	11,450	64.3	18,000	66.3	2.0
La Palma	Moody	Walker	15,800	65.8	20,000	66.8	1.0
	Walker	Valley View	17,300	66.2	23,000	67.4	1.2
Orangethorpe	Moody	Walker	21,200	68.5	38,000	71.0	2.5
	Walker	91 FWY	28,600	69.8	38,000	71.0	1.2
	91 FWY	Valley View	31,800	70.3	38,000	71.0	0.7
91 Freeway	Valley View		187000	84.4	272500	86.0	1.6

Railway Noise

There is a railroad in the southern portion of La Palma which generates noise from approximately two railway operations per day. Using the Hourly Noise Exposure Level (HNEL), CNEL levels were calculated for railroad noise. The calculations indicate that the CNEL levels at 100 feet from the centerline of the tracks is approximately 49 dB. That level provides an acceptable noise environment.

FINDINGS

1. As traffic increases, noise impacts associated with vehicular traffic will increase.

2. The greatest noise impact will continue to be a result of regional traffic along the Artesia (91) Freeway, rather than local traffic.

DEVELOPMENT POLICIES

Noise problems in La Palma can be mitigated by integrating noise considerations into the community planning process. Noise element goals and objectives provide a general framework for future efforts to achieve a quiet environment.

Goals

1. A quiet environment for residents and workers in La Palma.

Objectives

1. To adopt a noise ordinance resolution in 1993. The noise ordinance would include noise level measurement criteria, designated noise zones, interior and exterior noise standards and procedures for enforcement.

2. To establish noise levels acceptable for residential and other noise sensitive land uses consistent with State guidelines by 1994.

3. To update noise standards and criteria at least every five years to reflect new developments in the area of noise control.

Policies

1. To utilize noise contour maps and tables as a guide to future land use decisions.

2. To establish noise referral zones along existing or proposed major transportation routes so that proposed development (within these zones) would be evaluated for noise impacts.

3. To enforce State Noise Insulation Standards for proposed projects in high noise environments. Title 24 of the California Code of Regulations is designed to ensure an adequate interior noise environment for residential uses. Title 24 limits allowable interior noise levels in multi-family dwellings, motels, and hotels to 45 dBA, CNEL. For new construction of multi-family dwellings, motels, or hotels in areas where the existing exterior noise level is greater than 60 dBA, CNEL, Title 24 requires that an acoustical analysis be performed to demonstrate that interior noise levels would not exceed 45 dBA, CNEL. Refer to chart on next page.

IMPLEMENTATION MEASURES

1. Adopt State of California noise-compatible land use criteria.

2. Enforce the noise ordinance after its adoption.

CHART VII-1
STATE OF CALIFORNIA
NOISE CRITERIA

The State of California has established interior noise criteria for the development of new multi-family residential housing in order to protect the health and welfare of the residents. Specifically, it is required that the inside of any dwelling unit (i.e., the interior living space) be protected from the intrusion of exterior (outdoor) noise so that the levels from those sources do not exceed a CNEL of 45 decibels (45 dB) in the interior living space. Most counties and cities have adopted this criteria as interior noise criteria for multi and single-family residences.

Any building structure with windows open provides an average of 12 dB of attenuation. That means that a residence building located in a noise impact area of 57 dB or less, with windows open, will provide the above-mentioned criteria. A building structure with windows closed, using standard construction and standard glazing, provides an average of 20 dB of attenuation, therefore, residences located in a noise impact area of 60 dB or less and more than 57 dB will provide the 45 dB requirement with windows closed; thus, it will require mechanical ventilation. Buildings in areas over 60 will require from upgraded glazing (to be calculated for each case) to upgraded exterior walls.

The most common criteria for outdoor living spaces, such as patios, balconies, backyards, recreational areas, etc., is 65 dB. If any of these areas is located in a noise impact area higher than 65 dB requires mitigation. If the main source of noise is traffic noise, the general mitigation measures are sound attenuation barriers. Balconies and patios require a three-sided wall. Backyards and recreational areas are usually shielded by freestanding sound barriers. Sound barriers are required to weigh at least 3.5 pounds per square foot of face area and have no decorative cut-outs or line-of-sight openings between shielded areas and traffic flow lanes. The barriers may be a combination of a wall, berm and/or a transparent screen. Concrete block or stucco veneer over wood framing or 1-inch thick tongue and groove wood of sufficient weight per square foot is acoustically acceptable. However, 1/4 inch thick glass, acrylic plastic, or other transparent materials with sufficient weight per square foot may be used to provide views. The functioning of the barriers is also dependent upon their placement, the finished grades, and building floor elevations.

VIII.
GROWTH MANAGEMENT

INTRODUCTION AND BACKGROUND

General Plan Legislation

California law mandates the inclusion of seven elements in a general plan. A city may also incorporate in the general plan optional elements which relate to the development of the community. Government Code Section 65303 states:

> "The general plan may include any other elements or address any other subject which, in the judgement of the legislative body, relate to the physical development of the county or city."

Thus, the Growth Management Element is an optional element of the City of La Palma General Plan.

Since the late 1960s, many California communities have developed growth management systems to promote a wide variety of environmental, social and economic goals. To be a proper exercise of the police power, a growth management system must reasonably relate to the public welfare. A growth management element must comply with the following requirements:

1. It must be substantially and reasonably related to the welfare of the region affected;
2. It cannot unfairly discriminate against a particular parcel of property; and
3. It cannot be arbitrary or capricious.

Growth management in La Palma is accomplished exclusively within the framework of the General Plan. The Growth Management Element is an optional part of the General Plan, but has a status equal to that of the elements required by State Law.

Purpose and Function

The purpose and intent of this Element is to promote orderly growth and development based on the City of La Palma's ability to provide an adequate circulation system pursuant to the Orange County Division, League of California Cities "Countywide Traffic Improvement and Growth Management Plan Component" (Measure "M").

One requirement of the Revised Traffic and Growth Management Ordinance (Measure M), approved by Orange County voters on November 6, 1990, is that each jurisdiction adopt a Growth Management Element of its general plan to be eligible to receive new Measure M transportation revenues. The Orange County Division, League of California Cities revised in June 1989 the Countywide Traffic Improvement and Growth Management Program which defines actions necessary of local jurisdictions to comply with Measure M growth management provisions.

A "Model Element" was proposed by the League's Growth Management Program to guide cities and it recognizes that differences exist between "developed" communities such as La Palma and "developing" communities. Generally, developed communities need to address a narrower range of public services and facilities issues than those communities.

Measure M specifies that each jurisdiction must adopt a Growth Management Element to be applied in the development review process in order to receive its local street maintenance and improvement funds. In addition, all jurisdictions must comply with, but not necessarily include within their Element the following:

- Plan for participation in inter-jurisdictional planning forums
- Seven-year capital improvement program

- Discussion of housing options and employment opportunities
- Adoption of TDM Ordinance

Compliance with these requirements may be included in the GM Element, though not required. The City of La Palma has incorporated in the GME compliance with these optional components.

Relationship to Other General Plan Elements

This element is a composite statement of several elements of the General Plan, particularly Land Use, Circulation, Housing and Noise in terms of the growth which is permitted and planned for La Palma. Besides being a composite statement, the Growth Management Element provides another yardstick by which to measure the consistency of projects with the General Plan.

A major goal of the Growth Management Element is to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of La Palma. While this goal is a high priority, it must be achieved while maintaining internal consistency among the other elements of the General Plan as required by State law. The GM Element, as noted above, does not replace or supersede any of the other General Plan elements; instead, the Element addresses, amplifies and supports traffic LOS and public facility standards that are included in the other General Plan elements and establishes new standards where necessary. The Element also serves to augment development mitigation, development phasing and annual monitoring discussions in other General Plan Elements.

Relationship to Regional Growth Management Element

The Southern California Association of Governments has prepared three interdependent plans to redirect growth in Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial Counties to alleviate traffic congestion and reduce air pollution. The three interrelated plans are listed below:

- Growth Management (GMP)
- Regional Mobility (RMP)
- Regional Housing Needs Assessment (RHNA)

The Growth Management Plan is the core of three plans. Its assumptions regarding future growth are what drive the Regional Mobility Plan and Regional Housing Needs Assessment. The main purpose of the Growth Management Plan is to identify ways of altering land use patterns in the region in order to improve the jobs/housing balance. The main purpose of the Regional Mobility Plan, whose preparation was mandated by the State, is to identify specific methods of improving circulation in the region. Finally, the Regional Housing Needs Assessment uses population forecasts from the Growth Management Plan to estimate regional needs for affordable housing and quantifies housing unit needs for each jurisdiction in order to distribute this housing more evenly throughout the region.

The Growth Management Plan presents the region's forecasts and policies for dealing with anticipated growth through the year 2010. The GMP covers the counties of Los Angeles, Orange, San Bernardino, Riverside, Imperial and Ventura. For the Orange County area, the 2010 growth projections reveal the following:

▪ Population	2.1 million	+ 1 million persons
▪ Housing	760,000	+ 464,000 housing units
▪ Jobs	1,048,000	+ 877,000 jobs

As shown on Exhibit IX-1, the Orange County area is divided into two sub-regional areas -- Northwest and Southeast -- by SCAG. The GMP indicates the following:

- Northwest: The 2010 housing forecast for this subregion is 645,200 units, which is an addition of 148,200 units over the 1984 level. The employment forecast of 941,500 represents 261,300 added jobs between 1984 and 2010. The job/housing balance ratio of 1.34 in 1984 reaches 1.44 in the year 2010. The job/housing balance performance ratio computed by dividing added jobs by added dwelling units from 1984 to 2010 is 1.76.

- Southeast: The 2010 housing forecast for this subregion is 537,700 units, which is an addition of 283,700 units over the 1984 level. The employment forecast of 777,300 represents 409,500 added jobs between 1984 and 2010. The job/housing balance performance ratio computed by dividing added jobs by added dwelling units from 1984 to 2010 is 1.44.

La Palma is located in the Northeast Orange County sub-regional area.

Subregional Areas

City of La Palma General Plan Update

north

Exhibit VIII-1

According to SCAG, the GMP establishes regional guidelines for local governments to manage growth. The Plan provides examples of the types of actions local governments can take to implement the job/housing balance performance goals and other policies of the Plan. One indicator of progress towards achieving the performance goals is the ratio of added jobs to added dwelling units in an area. Other indicators include improvements in land use patterns and improvements of the transportation system and air quality as measured through transportation modeling.

The Regional GMP centers on implementation by local governments. A variety of actions are outlined to assist local implementation including:

- The participation of local jurisdictions, existing state and regional agencies, and various private-sector interest groups;
- The formation of subregional entities (similar in concept to the existing transportation policy area study steering committees);
- The design of an outreach program;
- The development of subregional and local jurisdiction job/housing balance performance goals, in five-year increments;
- The development of model local implementation measures;
- The development of a monitoring process to gauge progress in meeting subregional job/housing performance goals; and
- The development of guidelines for assessing consistency with performance goals.

The implementation process calls for developing local and regional actions to promote growth management over the next five years. The GMP also establishes a process for evaluating performance goals, and adjusting the implementation actions, if needed. The major steps in the implementation process are:

- Implementation of the job/housing balance policy to attain subregional performance goals by:

  -- Local Jurisdictions: through development of general plans that incorporate regional job/housing balance policy and through adoption of measures and ordinances, and through issuance of development permits according to suggested guidelines.

  -- SCAG: through the Intergovernmental Review Program (A-95) and the Regional Transportation Improvement Program (RTIP).

  -- County Transportation Commissions: through programming of transportation funds.

  -- The South Coast Air Quality Management District: through revisions to the New Source Review Rule.

  -- The State Housing and Community Development Department: through reviews of local jurisdiction housing elements that incorporate the Regional Housing Needs Assessment.

- Reassessment of performance goals and re-evaluation of the implementation measures and actions in five years.

The La Palma Growth Management Element is consistent with and reinforces the purpose and intent of the regional element. Through GME, other General Plan elements (particularly Land Use, Circulation and Housing) and additional actions, the City is contributing to implement the above noted regional policies.

INVENTORY OF EXISTING CONDITIONS

Arterial Highway System

The Orange County Master Plan of Arterial Highways defines an arterial highway system intended to support and serve existing and adopted land uses in both incorporated and unincorporated areas of the County. The arterial system is designed to serve as part of a balanced transportation system (autos, trucks, buses, bicycles, pedestrians). The arterial system provides for both through movement and a collector function. Major and Primary Arterial Highways are intended to handle the bulk of intra-regional traffic and complement both the freeway system and the local street network. Secondary arterials and Commuter arterials serve mainly as collectors which funnel traffic from local streets to the Major and Primary arterial system.

As congestion continues to increase on the freeway system, more drivers are utilizing the arterial system, particularly those parallel to freeways, or those arterials serving the same trip destination as the freeways. Consequently, some of these parallel arterials, particularly the north/south ones, are becoming increasingly congested. This situation is of special concern on those arterials which provide access to the freeway system.

La Palma Arterial System

Arterial System

Three components of the arterial system are located in La Palma:

Major Orangethorpe Avenue	
	Valley View Street
Primary	Moody Street
	La Palma Avenue
Secondary	Denni Street
	183rd Street
	Walker Street
	Houston Street
	Crescent Avenue

Level of Service

Roadway level of service (LOS) are rated from A-F with A representing optimum conditions and F representing unacceptable traffic flow conditions. Each service level is described in Table III-2 in the Circulation Element.

The level of service is measured by the Traffic Level of Service Policy Manual established by the Local Transportation Authority. The LOS on the Valley Street section within La Palma is noted below:

From	To	No. of Lanes	Traffic Volume	ADT LOS
La Palma	SR91	4D	37,156	E
SR 91	Orangethorpe	4D	33,472	D
Orangethorpe	Caballero	6D	28,616	A

Public Services and Facilities

The Model Growth Management Element indicates that service levels should be established for the following: fire/paramedic; police; library; flood control; and parks/open space. The Safety Element presents data on fire, paramedic and police services. The public library is discussed in the context of the Land Use Element. The flood control facilities are discussed in two elements -- Land Use Safety. Finally, parks and open space facilities are presented in the Open Space/Conservation Element.

CHART VIII-1

CITY OF LA PALMA - PUBLIC SERVICE LEVELS

Service/Facility	Service Levels
Fire[1]	Average Response Time: 4.3 minutes Personnel Per Capita: 1.81/1000 Population
Paramedic	Response Time: 3 minutes, emergency; 5 minutes, non-emergency Personnel Per Capita: 1.5/1000 Population
Police	Personnel Per Capita: 1.8/1000 population 24 sworn officers 6 support staff
Parks/Open Space	Acres Per Capita: 1.83 acres/1000 Population

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[1] Station 13 in La Palma
9 Full Time Staff; 20 Volunteers
Automatic agreements with Los Angeles County and the cities of Cypress and Buena Park.

GOALS AND OBJECTIVES

This section lists the goals and objectives of the Growth Management Element. According to OPR's General Plan Guidelines, goals are defined as: A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement. Objectives are defined as: An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Goals

1. Prevent traffic congestion in the La Palma.

2. Adequate transportation and public facilities for existing and future residents of La Palma.

Objectives

1. Achieve established Traffic Level of Service Policy.

2. Phase development consistent with the Comprehensive Phasing Program to the extent necessary to achieve the adopted LOS.

3. Achieve adequate service levels for the following: fire/paramedic; police; library; flood control; and parks/open space.

4. Ensure that the costs of necessary public facilities and equipment for new development are borne by new development.

IMPLEMENTATION PROGRAM

The implementation program consists of policies and action programs. Policies, as defined by OPR, are defined as: A policy is a specific statement that guides decision making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan's goals and objectives as well as the analysis of data. A policy is effectuated by implementation measures. Consequently, a realistic policy is one that is adopted by local legislators who are mindful of a general plan's implementation.

Policies

Twelve policies are adopted as part of the Growth Management Element. The policies pertain to: 1) traffic level of service; 2) transportation improvements; 3) regional traffic mitigation; 4) mitigation fee; 5) use of Measure M sales tax; 6) phasing program; 7) phasing allocation; 8) planning standards; 9) public facilities financing; 10) inter-jurisdictional planning forums; 11) capital improvement program; and 12) transportation demand management.

1. Prior to issuance of building permits, or recordation of the final tract or parcel map, the necessary improvements to transportation facilities to which the project contributes measurable traffic, shall be constructed or bonded to ensure construction within one year to attain LOS "D" at the intersections under the sole control of the City.[2]

2. Achievement of the adopted LOS standard and implementation of exacted transportation improvements shall take into consideration extraordinary transportation circumstances which may impact identified intersections and/or timing of the required improvements. [An example of extraordinary circumstance would be when arterial roadways serve as substitute freeway access (thus impacting LOS performance).]

3. All new development pay its share of regional traffic mitigation.

4. A traffic impact mitigation fee will be imposed for improvements within the City and to work with other jurisdictions through Inter-Jurisdictional Planning Forums to determine minimally acceptable impact fee levels for application within the GMAs.

5. New Measure M sales tax revenues shall not be used to replace private developer funding which has been committed for any project or normal subdivision obligations.

6. Development shall be phased in accordance with the Comprehensive Phasing Program (CPP) adopted by the City.

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[2] The City may, under certain circumstances, extend the one-year construction requirement for any necessary public improvements due to special agreements or project phasing. Intersections exempt from this policy include facilities under the jurisdiction of another jurisdiction or the State or those included on the Deficient Intersection List established pursuant to this Element. However, it is the policy of the City that all development contributing measurable impacts to intersections on the Deficient Intersection List and all projects contributing cumulatively, or individually, 10% or more of the traffic using an intersection on the system will be assessed a mitigation fee determined by the involved jurisdictions and locally administered as part of the Capital Improvement Program.

7. It is the intent that such CPPs shall include development phasing plans which establish both a phasing allocation of development commensurate with roadway capacities and an overall build-out development plan which can be supported by implementation of the planned infrastructure system.

8. Planning standards maintained through capital projects shall be established for fire, police/sheriff, library, flood control, parks and open space and other facilities as determined by each jurisdiction.

9. All development projects shall participate in comprehensive public facilities financing plans on a pro-rata basis and as a condition of development approval except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

10. The City shall participate in Inter-Jurisdictional Planning Forums at the GMA level to discuss developments with multi-jurisdictional impacts and appropriate mitigation measures.

11. A Capital Improvement Program shall be established to meet and maintain both the adopted traffic level of service and planning standards for public facilities.

12. The City shall promote traffic reduction strategies through TDM measures.

Action Programs

Development Mitigation Program

Within 24 months of the adoption of this Element, a Development Mitigation Program shall be established to require that all new development pays its share of the costs associated with that development. Participation shall be on a pro-rata basis and be required of all development projects except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

The Program will be coordinated through Inter-Jurisdictional Planning Forums in order to determine minimally acceptable impact fees for application within GMAs. The City may elect to use existing traffic mitigation fee programs to receive credit with regard to the GMA base level fee.

Comprehensive Phasing Program

(CPP) Within 24 months of the adoption of this Element, the City shall provide a CPP. The CPP shall contain a development phasing component to ensure that infrastructure is added as development proceeds so that the provision of road improvements is in balance with demand. The Program shall provide reasonable lead time to design and construct specific transportation improvements.

Performance Monitoring Program

Within 24 months of the adoption of this Element, a Performance Monitoring Program shall be established to provide an annual evaluation of compliance with development phasing allocations. This program will also ensure that road improvements or funding are actually provided in order for development to continue. If the improvements/funding are not provided, development shall be deferred until compliance with the provisions of this program are achieved.

In addition, the Performance Monitoring Program will provide an annual evaluation of the maintenance of transportation service levels. Annual traffic reports provided under this Program shall utilize data collected within three (3) months of preparation of the report but not within the time period of June through August and November 15 through January 5. In the event that the Performance Monitoring Program identifies one or more service level deficiencies, measures shall be implemented to correct identified deficiencies.

Traffic Improvement/Public Facilities Development Agreements

In the event the financing and implementation provisions of this Element are implemented through subsequent, legally valid Traffic Improvement/Public Facilities Development Agreements, said agreements shall be consistent with this Element and its implementing ordinances, plans and programs.

Inter-jurisdictional Planning Forums

The City will participate in planning forums involving other cities throughout Orange County but particularly in the northeastern area. In the context of the GME, the City would be especially concerned with those planning forums dealing with traffic congestion; impact mitigation; capital improvements programming; and jobs housing balance.

Seven-Year Capital Improvement Program (CIP)

Within 24 months of the adoption of this Element, the City shall develop a Capital Improvement Program. Capital financing programming will be based on proposed development to be constructed during the following seven-year period. The CIP shall include approved projects and an estimate of the costs of the proposed projects as well as a financing plan for providing the improvements.

Housing Options/Employment Opportunities

The City endorses the jobs/housing policy of SCAG. Within this framework, the City will implement a jobs/housing policy as described in the updated Housing Element.

Transportation Demand Management (TDM) Ordinance

Within 24 months of the adoption of this Element, the City shall adopt a TDM Ordinance.

APPENDIX VIII-1

DEFINITION OF TERMS

1. "Capital Improvement Program" (CIP) shall mean a listing of capital projects needed to meet, maintain and improve a jurisdiction's adopted Traffic Level of Service and Performance Standards. The CIP shall include approved projects and an analysis of the costs of the proposed projects as well as a financial plan for providing the improvements.

2. "Comprehensive Phasing Program" (CPP) shall mean a road and public facilities improvement and financing plan which responds to the level of service requirements in this Element. With regard to road improvements, a CPP must include level of service requirements and take into account measurable traffic impacts on the circulation system.

3. "Critical Movement" shall mean any of the conflicting through or turning movements at an intersection which determine the allocation of green signal time.

4. "Development Phasing Program" shall mean a program which establishes the requirement that building and grading permits shall be approved or issued in a manner that assures implementation of required transportation and public facilities improvements. The **City/County** shall specify the order of improvements and the phasing of dwelling units based, at a minimum, on mitigation measures adopted in conjunction with environmental documentation and other relevant factors.

5. "Deficient Intersection Fund" shall mean a trust fund established to implement necessary improvements to existing intersections which do not meet the Traffic Level of Service Policy.

6. "Deficient Intersection List" shall mean a list of intersections that: 1) do not meet the Traffic Level of Service Policy for reasons that are beyond the control of the **City/County** (e.g., ramp metering effects, traffic generated outside the **City/County's** jurisdiction, etc.) and; 2) are not brought into compliance with the LOS standard in the most current Seven-Year Capital Improvement Program. Additional intersections may be added by the **City/County** to the deficient intersection list only as a result of conditions which are beyond the control of the **City/County**.

7. "Growth Management Areas (GMAs)" shall mean subregions of the County established by the City-County Coordination Committee (or successor) to promote inter-jurisdictional coordination in addressing infrastructure concerns and in implementing needed improvements.

8. "Growth Management Element" shall mean the Growth Management Element of the **City/County** General Plan as required by the Revised Traffic Improvement and Growth Management Ordinance (Measure M).

9. "Local Transportation Authority" as currently designated by the Board of Supervisors shall mean the Orange County Transportation Commission.

10. "Measurable Traffic" shall mean a traffic volume resulting in a 1% increase in the sum of the critical movements at an intersection.

11. All other terms shall be as defined in the **City/County** zoning code as of the date of adoption of this Element.

TECHNICAL APPENDICES

TECHNICAL APPENDIX A

CITY OF LA PALMA

LAND USE INVENTORY

MAY 1992

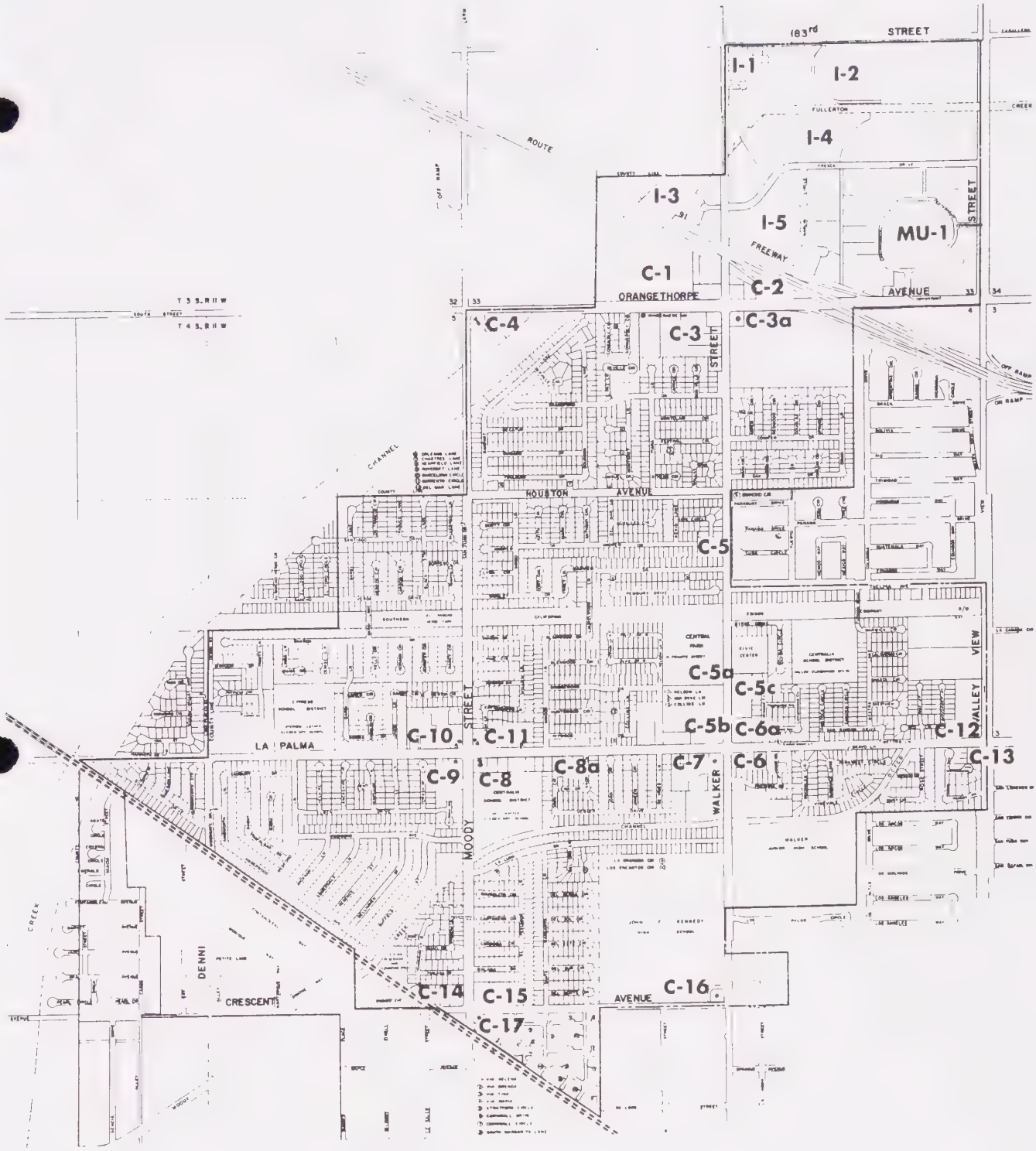
LOCATION	ZONING	ADDRESS	ESTABLISHMENT	SIC CODE
#1	Vacant Land			
#2				
	INDUSTRIAL	14000 183rd Street	VIP Summit Transportation	
	INDUSTRIAL	14020 183rd Street	Shaklee Field Service Center	
		6565 Valley View	Kelly Springfield LA Dist Center	
#3		861 Fresca	Forms Engineering Company	
		6811 Walker Street	Forms Engineering Company	
		6951 Savon	Van and Truck Accessories	
#4		5555 Fresca	Mathews Mktg Systems Div	
		5595 Fresca	Komatz Forklift	
		5701 Fresca Drive	Greif Bros.	
		5911 Fresca Drive	Orchids Paper Products	
#5		5572 Fresca	Vacant Commercial Bldg	
		5600 Fresca	Flightline Industries	
		5692 Fresca	Thrifty Drugs Const. & Maint.	
		6841 Marlin	Power Trim Co. Lawn Edgers	
		6842 Fresca	Cooper Lighting Division	
		6892 Marlin	Stewart Walker Company	
		6901 Marlin	Steward Waller Company	
		6911 Marlin	Steward Waller Company	
#1	MIXED USE	1 Center Pointe	Four Story Bldg.	
			Frontier Bank	
			Century 21 of the Pacific	
			Leasing Office by Birtcher	
		3 Center Pointe	Day's Inn Hotel	
		4 Center Pointe	Multi Story	
			MRI Centers	
			Korea First Bank	
		5 Center Pointe	Kaiser Permanente 2nd Floor	
			Stuart Wright Mortgage	
			Nationwide Bank	
		6 Center Pointe	Multi Story	
			Honeywell	
		10 Center Pointe	Ste. 9&10 Prestige Cleaners	
			Ste. 8 Mr. Steves Donuts	
			Ste. 7 Next Day Signs	
			Ste. 6 Vacant	
			Ste. 5 Tokyo Grill	
			Ste. 4 Gig Computer	
			Ste. 3 La Palma Cafe Restaurant	
			Ste. 2 Vacant	
			Ste. 1 The Market Place	
		14 Center Pointe	Freightline Industries	
		18 Center Pointe	ADP	
		20 Center Pointe	Ste. 100 Philips Lighting	
			Ste. 105 CompuSource	
			Ste. 110 CDT	
			Ste. 120 Vacant	

			Ste. 130 Nat. Computer Systems	
			Ste. 140 Commerce Bank	
		24 Center Pointe	Ste. 100 Northern Telecom Training Serv	
		26 Center Pointe	Ste. 100 TCR	
			Ste. 105 TCR	
			Ste. 110 Abilities in Action	
			Ste. 115 Bower Agency Ad Mktg	
			Ste. 120 FPS	
		28 Center Pointe	Ste. 100 Vacant	
			Ste. 105 ADP	
			Ste. 130 Precision Inst.	
			Ste. 120 Crest Medical Administration	
			Ste. 110 Crest Medical Regional Billing	
		30 Center Pointe	Ste. 14 Federal Express	
			Ste. 12 & 13 Togo's Eatery	
			Ste. 11 Talent Tree Temp Agency	
			Ste. 10 Frozen Yogurt	
			Ste. 9B Center Pointe Travel	
			Ste. 9A Body 2200-Physical Therapy	
			Ste. 7&8 Center Stage Hair Co.	
			Ste. 6 Dance Inc. Clothing	
			Ste. 4&5 Vacant Dan Evans Assoc.	
			Ste. 1-3 A-Roma Ristorante	
		38 Center Pointe	Ste. 1 O'Malleys Florist	
			Ste. 2 The Finicky Framer & Gallery	
			Ste. 3 Minuteman Press	
		40 Center Pointe	Chili's Restaurant	
		50 Center Pointe	Vacant Restaurant Site	
		72 Center Pointe	Ste. 100 Xerox Customer Service	
			Ste. 110 Modular Comp Systems	
#1	COMMERCIAL	5355 Orangethorpe	ADP	
		5471 Orangethorpe	Sumitomo Bank	
		6901 Walker	Dennys	
#2		5501 Orangethorpe	Grand Liquor & Deli	
		5511 Orangethorpe	Restaurant Eisaku Jap. Rest.	
		5545 Orangethorpe	Kitano's Garden Center	
		5551 Orangethorpe	Dance Rax- Dance Supplies	
		6940 Walker St.	Dog & Cat Hospital	
#3		5432 Orangethorpe	Seven 11	
		5434 Orangethorpe	Shear Artesan Barbers	
		5436 Orangethorpe	DeWeese Hair Center	
		5440 Orangethorpe	Pizza D'Oro Restaurant	
		5442 Orangethorpe	Cliffs Hideway/Cocktails	
		5454 Orangethorpe	Yum Yum Donuts	
		SW Corner Orangethorpe	Arco Gas Station	
#3a		5502 Orangethorpe	Mobil Gas Station	
#4		5014 Orangethorpe	76 Gas Station	
		Orangethorpe	McDonalds	
		7002 Moody	Ste. 100-101 Western Pacific Escrows	

			Ste. 102 Turner Insurance Agency	
			Ste. 103 La Palma Travel	
			Ste. 104-108 Century 21 Real Estate	
			Ste. 109 Undeniably Now Hair Salon	
			Ste. 110 Alterations	
			Ste. 111 Hair Salon	
			Ste. 112 Gold Country Escrow Inc.	
			Ste. 201 Kumon Math Class Tutoring	
			Ste. 202 Cerritos English Institute Tutoring	
			Ste. 203 Unk	
			Ste. 204 Unk	
			Ste. 206 Vacant	
			Ste. 205 Unk Office	
			Ste. 207 Under Construction	
			Ste. 208 Unk	
			Ste. 209 RNG Mortgage	
			Ste. 210 Unk Office	
			Ste. 211 Unk Office	
			Ste. 212 Unk Office	
			Ste. 213 Unk Office	
			Ste. 214 Silver Wilsher Trading Co. Inc.	
			Ste. 215 Vacant	
			Ste. 216 Vacant	
			Ste. 217 Law Office	
			Ste. 218 Tien Fu Huang CPA	
			Ste. 219&220 All State Ins.	
#5				
#5a		Peppertree Plaza Medical Ctr		
		7851 Walker St.	Ste. 100 Samuel Y John MD	
			Ste. 102 Mehar Ighal MD	
			Ste. 103 KK Patel MD	
			Ste. 104 Vacant	
			Ste. 105 ClinShare	
			Ste. 106 PA Patel MD	
			Ste. 107 Sang W. HA MD	
			Ste. 108 CPIit Personnel/Human Resources	
			Ste. 109 CPI	
			Ste. 110 CPI	
			Ste. 201 Eugene M. Brown DDS	
			Ste. 202 La Palma Physical Therapy	
			Ste. 203 LPIH Education Center	
			Ste. 204 LPIH OB Classroom	
			Ste. 205 Public Relations	
			Ste. 208 Rehabilitation Administration	
			Ste. 207 Angelina De Vera MD	
			Ste. 208 Paul F. Resnick MD	
#5b		Hospital Site		
#5c		La Palma Medical Arts Center		
		7872 Walker		

#6		5510 La Palma	West Co. Savings Bank	
#6a		5522 La Palma	ABC Swimming Pool Service	
		5531 La Palma	Bank of America	
		5532 La Palma	Stepping Stone Preschool	
#7		5410 La Palma	Century 21 Castle	
		5414 La Palma	Top Video	
		5418 La Palma	Palma Liquor	
		5420 La Palma	Optometry	
		5422 La Palma	Alpha Beta	
		5426 La Palma	Susan's Place Hair Designs	
		5430 La Palma	A Nail Affair Beauty Supply	
		5434 La Palma	Coin Laundry	
		5438 La Palma	Cleaners	
		5444 La Palma	Mamma Maria Italian Food	
		5446 La Palma	Shoe Repair	
		5448 La Palma	Colorama TV/VCR Service	
		5454 La Palma	La Palma Jewelry	
		5456 La Palma	Lee Mongolian BBQ	
		5462 La Palma	Baseball Cards	
		5466 La Palma	Gallery Hair Styling	
		5482 La Palma	76 Gas Station (Freestanding)	
		5486 La Palma	Dentistry	
#8		5012 La Palma	Carls Jr.	
#8a		5112 La Palma	Pepper Tree Pre-School/Daycare	
#9		4962 Orangethorpe	Dominos Pizza	
		4972 Orangethorpe	Best Computer	
		4992 La Palma	Chief Auto Parts	
		8041 Moody	Liquor Locker Free Standing	
#10		4841 La Palma	Super Hannam Chain Grocery	
		4877 La Palma	The Pizza Via	
		4881 La Palma	Dukes Travel	
		4883 La Palma	Hair West	
		4885 La Palma	Hannam Beauty Salon	
		4887 La Palma	Dental Care of La Palma	
		4889 La Palma	Snack	
		4891 La Palma	Video	
		4951 La Palma	Drug Emporium	
		4961-4971 La Palma	The Video Outpost	
		4981 La Palma	La Palma Escrow	
		4991 La Palma	Town & Country Realtors	
		Unknown	Retail Under Const.	
		Unknown	Capital Bank	
		Unknown	La Ca Pilla Restaurant Mexican	
#11		5021 La Palma Ave	Car Wash 76 Gas Station	
		5031 La Palma Ave	ERA Realtor	
#12		La Palma Commerce Center		
		5959 Valley View	Vacant (Freestanding) Building	
		5961 Valley View	Conroy's Flowers (Freestanding)	
		7811 Valley View	Johnnie Jrs Burgers (Freestanding)	

		7821 Valley View	G&G European Tailoring	
		7831 Valley View	State Farm Insurance	
		7841 Valley View	Hungary Heros	
		7851 Valley View	Private Accountant	
		7861 Valley View	Vacant	
		7871 Valley View	JS Carpets & Interiors	
		7881 Valley View	Dentist	
		7921 Valley View	Franks Liquors	
		7925 Valley View	Sports King Cards	
		7931 Valley View	All State Sales & Service	
		7941 Valley View	Doc Savage Orthodontist	
		7945 Valley View	Razz Ma Tazz Hair/Nail Salon	
		7951 Valley View	Sports Chiropractor	
		7955 Valley View	Soccer and USA Soccer Supplies	
		7961 Valley View	Realty World	
		7971 Valley View	Golden Garden Chinese Food	
		Unknown	Pizza Mania	
#13		5962 La Palma	Mobil Gas Station	
#14		4961 Crescent	Auto Barn Auto Parts	
		Corner Moody & Crescent	Vacant Pad	
#15		8402 Moody	Video Booth	
		8412 Moody	Plan Pizza	
		8422 Moody	Star Hair	
		8432 Moody	Velvet Touch Cleaners	
		8442 Moody	Cerritos Trophy	
		8452 Moody	Classic Florist	
		8462 Moody	Seven 11	
#16		8491 Crescent	The Country Baker	
		Unknown Walker St.	Tommys Jr. Hamburger	
#17		5022 Crescent	Mobil Gas Station	



LEGEND

I	Industrial
MU	Mixed Use
C	Commercial

Land Use Inventory Sub-Areas
City of La Palma General Plan Update

Exhibit A-1

TECHNICAL APPENDIX B

CITY OF LA PALMA

TRAFFIC COUNTS

APRIL 1991

CMP Highway System Level of Service

Beach Boulevard

From	To	No. of Lanes	Traffic Volume	ADT LOS
South City Limits	Crescent	6D	47,304	D
Crescent Ave.	La Palma	6D	50,983	E
La Palma Ave.	SR 91	6D	56,402	F
SR 91	Orangethorpe Ave.	6D	56,886	F
Orangethorpe Ave.	I-5	6D	48,882	D
I-5	Manchester Blvd.	5D	44,452	E
Manchester Blvd.	Artesia Blvd.	4D	53,319	F
Artesia Blvd.	Stage Road	4D	61,801	F
Stage Road	Malvern	6D	55,683	E
lvern	North City Limits	5D	40,600	D

Valley View Street

Cerritos	Ball Road	6D	36,933	B
Lincoln	Crescent	5D	37,656	D
Crescent	La Palma	4D	37,401	E
La Palma	SR 91	4D	37,156	E
SR 91	Orangethorpe	4D	33,472	D
Orangethorpe	Caballero	6D	28,616	A
Caballero	Artesia	5D	27,553	A

Orangethorpe Avenue

Manchester Blvd.	Stanton Avenue	4D	16,609	A
Stanton Avenue	Beach Blvd.	6D	15,297	A

TRAFFIC DATA SERVICES, INC. LOCATION CODE 04101.006

LOCATION - VLLY VW-BTN ORNGTHRPE/CABALERO

AVERAGED VOLUMES FOR - MONDAY 4/8/91 TO TUESDAY 4/9/91

AM TIME	NB		SB		TOTAL		PM TIME	NB		SB		TOTAL	
12:00 - 12:15	14		25		39		12:00 - 12:15	242		213		455	
12:15 - 12:30	21		17		38		12:15 - 12:30	251		203		454	
12:30 - 12:45	15		41		56		12:30 - 12:45	264		243		507	
12:45 - 1:00	13	63	16	99	29	162	12:45 - 1:00	75	832	72	731	147	1563
1:00 - 1:15	18		28		46		1:00 - 1:15	246		237		483	
1:15 - 1:30	6		10		16		1:15 - 1:30	237		207		444	
1:30 - 1:45	16		22		38		1:30 - 1:45	257		264		521	
1:45 - 2:00	26	66	11	71	37	137	1:45 - 2:00	255	995	250	958	505	1953
2:00 - 2:15	24		14		38		2:00 - 2:15	246		271		517	
2:15 - 2:30	20		15		35		2:15 - 2:30	239		251		490	
2:30 - 2:45	16		18		34		2:30 - 2:45	274		340		614	
2:45 - 3:00	22	82	16	63	38	145	2:45 - 3:00	213	972	288	1150	501	2122
3:00 - 3:15	23		28		51		3:00 - 3:15	206		306		512	
3:15 - 3:30	26		18		44		3:15 - 3:30	195		277		472	
3:30 - 3:45	50		32		82		3:30 - 3:45	297		319		616	
3:45 - 4:00	76	175	51	129	127	304	3:45 - 4:00	214	912	296	1198	510	2110
4:00 - 4:15	84		35		119		4:00 - 4:15	264		425		689	
4:15 - 4:30	95		67		162		4:15 - 4:30	236		321		557	
4:30 - 4:45	140		91		231		4:30 - 4:45	196		302		498	
4:45 - 5:00	175	494	63	256	238	750	4:45 - 5:00	182	878	222	1270	404	2148
5:00 - 5:15	129		102		231		5:00 - 5:15	143		203		346	
5:15 - 5:30	185		130		315		5:15 - 5:30	161		192		353	
5:30 - 5:45	255		110		365		5:30 - 5:45	157		150		307	
5:45 - 6:00	325	894	139	481	464	1375	5:45 - 6:00	114	575	147	692	261	1267
6:00 - 6:15	253		175		428		6:00 - 6:15	135		116		251	
6:15 - 6:30	318		195		513		6:15 - 6:30	95		138		233	
6:30 - 6:45	320		224		544		6:30 - 6:45	109		111		220	
6:45 - 7:00	420	1311	229	823	649	2134	6:45 - 7:00	97	436	99	464	196	900
7:00 - 7:15	364		214		578		7:00 - 7:15	99		106		205	
7:15 - 7:30	264		224		488		7:15 - 7:30	103		86		189	
7:30 - 7:45	223		196		419		7:30 - 7:45	97		75		172	
7:45 - 8:00	258	1109	239	873	497	1982	7:45 - 8:00	109	408	82	349	191	757
8:00 - 8:15	210		186		396		8:00 - 8:15	80		64		144	
8:15 - 8:30	207		186		393		8:15 - 8:30	101		73		174	
8:30 - 8:45	189		165		354		8:30 - 8:45	107		65		172	
8:45 - 9:00	213	819	202	739	415	1558	8:45 - 9:00	95	383	68	270	163	653
9:00 - 9:15	212		203		415		9:00 - 9:15	80		56		136	
9:15 - 9:30	189		189		378		9:15 - 9:30	70		61		131	
9:30 - 9:45	169		200		369		9:30 - 9:45	58		51		109	
9:45 - 10:00	195	765	227	819	422	1584	9:45 - 10:00	64	272	54	222	118	494
10:00 - 10:15	212		227		439		10:00 - 10:15	53		80		133	
10:15 - 10:30	236		226		462		10:15 - 10:30	46		45		91	
10:30 - 10:45	227		251		478		10:30 - 10:45	36		60		96	
10:45 - 11:00	207	882	247	951	454	1833	10:45 - 11:00	36	171	29	214	65	385
11:00 - 11:15	230		347		577		11:00 - 11:15	32		35		67	
11:15 - 11:30	241		276		517		11:15 - 11:30	27		18		45	
11:30 - 11:45	267		224		491		11:30 - 11:45	24		32		56	
11:45 - 12:00	288	1026	214	1061	502	2087	11:45 - 12:00	13	96	32	117	45	213
TOTALS		7,686		6,365		14,051			6,930		7,635		14,565
ADT'S									14,616		14,000		28,616

TRAFFIC DATA SERVICES, INC. LOCATION CODE 04101.007

LOCATION - VALLY VIEW-BTN CBALLERO/ARTESA AVERAGED VOLUMES FOR - MONDAY 4/8/91 TO TUESDAY 4/9/91

AM							PM					
TIME	NB		SB		TOTAL		TIME	NB		SB		TOTAL	
12:00 - 12:15	37		23		60		12:00 - 12:15	256		262		518	
12:15 - 12:30	31		19		50		12:15 - 12:30	239		250		489	
12:30 - 12:45	30		19		49		12:30 - 12:45	228		235		463	
12:45 - 1:00	20	118	14	75	34	193	12:45 - 1:00	274	997	207	954	481	1951
1:00 - 1:15	15		17		32		1:00 - 1:15	216		222		438	
1:15 - 1:30	22		11		33		1:15 - 1:30	231		219		450	
1:30 - 1:45	20		16		36		1:30 - 1:45	236		205		441	
1:45 - 2:00	16	73	14	58	30	131	1:45 - 2:00	237	920	207	853	444	1773
2:00 - 2:15	28		16		44		2:00 - 2:15	233		249		482	
2:15 - 2:30	6		13		19		2:15 - 2:30	242		190		432	
2:30 - 2:45	25		10		35		2:30 - 2:45	242		262		504	
2:45 - 3:00	15	74	11	50	26	124	2:45 - 3:00	246	963	260	961	506	1924
3:00 - 3:15	21		17		38		3:00 - 3:15	278		245		523	
3:15 - 3:30	13		11		24		3:15 - 3:30	223		247		470	
3:30 - 3:45	20		17		37		3:30 - 3:45	318		261		579	
3:45 - 4:00	17	71	17	62	34	133	3:45 - 4:00	218	1037	258	1011	476	2048
4:00 - 4:15	18		25		43		4:00 - 4:15	222		254		476	
4:15 - 4:30	21		24		45		4:15 - 4:30	213		236		449	
4:30 - 4:45	30		38		68		4:30 - 4:45	326		280		606	
4:45 - 5:00	40	109	51	138	91	247	4:45 - 5:00	238	999	272	1042	510	2041
5:00 - 5:15	65		39		104		5:00 - 5:15	321		331		652	
5:15 - 5:30	76		76		152		5:15 - 5:30	254		269		523	
5:30 - 5:45	89		109		198		5:30 - 5:45	200		262		462	
5:45 - 6:00	114	344	92	316	206	660	5:45 - 6:00	191	966	209	1071	400	2037
6:00 - 6:15	105		129		234		6:00 - 6:15	143		191		334	
6:15 - 6:30	155		131		286		6:15 - 6:30	137		168		305	
6:30 - 6:45	213		139		352		6:30 - 6:45	152		137		289	
6:45 - 7:00	236	709	177	576	413	1285	6:45 - 7:00	122	554	137	633	259	1187
7:00 - 7:15	212		179		391		7:00 - 7:15	139		112		251	
7:15 - 7:30	277		176		453		7:15 - 7:30	102		141		243	
7:30 - 7:45	281		249		530		7:30 - 7:45	104		105		209	
7:45 - 8:00	336	1106	307	911	643	2017	7:45 - 8:00	91	436	96	454	187	890
8:00 - 8:15	280		238		518		8:00 - 8:15	103		90		193	
8:15 - 8:30	263		239		502		8:15 - 8:30	112		72		184	
8:30 - 8:45	202		231		433		8:30 - 8:45	98		73		171	
8:45 - 9:00	230	975	252	960	482	1935	8:45 - 9:00	102	415	77	312	179	727
9:00 - 9:15	208		175		383		9:00 - 9:15	84		56		140	
9:15 - 9:30	182		188		370		9:15 - 9:30	108		76		184	
9:30 - 9:45	207		175		382		9:30 - 9:45	104		69		173	
9:45 - 10:00	185	782	192	730	377	1512	9:45 - 10:00	102	398	51	252	153	650
10:00 - 10:15	205		189		394		10:00 - 10:15	85		61		146	
10:15 - 10:30	189		181		370		10:15 - 10:30	67		53		120	
10:30 - 10:45	165		201		366		10:30 - 10:45	59		39		98	
10:45 - 11:00	188	747	211	782	399	1529	10:45 - 11:00	54	265	65	218	119	483
11:00 - 11:15	214		234		448		11:00 - 11:15	71		49		120	
11:15 - 11:30	223		205		428		11:15 - 11:30	48		42		90	
11:30 - 11:45	206		227		433		11:30 - 11:45	37		43		80	
11:45 - 12:00	193	836	219	885	412	1721	11:45 - 12:00	31	187	34	168	65	355
TOTALS		5,944		5,543		11,487			8,137		7,929		16,066
ADT'S									14,081		13,472		27,553

SITE CODE : LA PALMA
N-S Street: MOODY STREET
E-W Street: BET CRESCENT/LA PALMA
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107029
DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
12:00	23		99		35		105		58		204	
12:15	23		156		19		98		42		254	
12:30	22		115		26		112		48		227	
12:45	15	83	105	475	23	103	116	431	38	186	221	906
1:00	18		130		26		124		44		254	
1:15	4		124		9		120		13		244	
1:30	11		126		12		118		23		244	
1:45	9	42	103	483	9	56	118	480	18	98	221	963
2:00	8		110		13		90		21		200	
2:15	4		125		7		128		11		253	
2:30	6		94		9		117		15		211	
2:45	5	23	124	453	7	36	144	479	12	59	268	932
3:00	2		131		7		138		9		269	
3:15	6		109		11		154		17		263	
3:30	7		133		6		162		13		295	
3:45	8	23	142	515	7	31	155	609	15	54	297	1124
4:00	4		142		4		146		8		288	
4:15	12		142		9		166		21		308	
4:30	14		123		7		205		21		328	
4:45	23	53	186	593	9	29	148	665	32	82	334	1258
5:00	25		177		9		245		34		422	
5:15	40		192		10		231		50		423	
5:30	45		191		11		252		56		443	
5:45	52	162	213	773	32	62	231	959	84	224	444	1732
6:00	55		147		36		194		91		341	
6:15	61		162		43		202		104		364	
6:30	90		144		62		166		152		310	
6:45	107	313	111	564	70	211	174	736	177	524	285	1300
7:00	89		109		112		168		201		277	
7:15	132		133		79		131		211		264	
7:30	142		118		128		142		270		260	
7:45	174	537	128	488	124	443	140	581	298	980	268	1069
8:00	158		111		148		123		306		234	
8:15	112		97		113		106		225		203	
8:30	101		78		95		119		196		197	
8:45	104	475	87	373	91	447	134	482	195	922	221	855
9:00	98		67		112		92		210		159	
9:15	101		89		91		83		192		172	
9:30	119		69		80		88		199		157	
9:45	97	415	69	294	91	374	67	330	188	789	136	624
10:00	105		51		92		69		197		120	
10:15	87		75		91		83		178		158	
10:30	90		57		98		59		188		116	
10:45	98	380	46	229	89	370	63	274	187	750	109	503
11:00	99		35		100		30		199		65	
11:15	103		41		105		44		208		85	
11:30	119		49		117		38		236		87	
11:45	109	430	30	155	116	438	31	143	225	868	61	298
TOTALS	2936		5395		2600		6169		5536		11564	
DAY TOTALS		8331				8769				17100		
SPLIT %	53.0		46.7		47.0		53.3					
PEAK HOUR	7:15		5:00		7:30		5:00		7:30		5:00	
VOLUME	606		773		513		959		1099		1732	
P.H.F.	0.87		0.91		0.87		0.95		0.90		0.98	

SITE CODE : LA PALMA
N-S Street: MOODY STREET
E-W Street: BET LA PALMA/HOUSTON
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107030
DATE: 8/08/91

DAY: THURSDAY

TIME	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
BEGIN												
12:00	22		134		47		149		69		283	
12:15	26		150		45		167		71		317	
12:30	17		143		36		154		53		297	
12:45	15	80	128	555	26	154	146	616	41	234	274	1171
1:00	19		182		18		121		37		303	
1:15	1		135		16		124		17		259	
1:30	8		133		12		128		20		261	
1:45	8	36	130	580	15	61	123	496	23	97	253	1076
2:00	12		141		10		144		22		285	
2:15	5		129		15		124		20		253	
2:30	8		121		11		145		19		266	
2:45	8	33	118	509	16	52	171	584	24	85	289	1093
3:00	3		157		9		166		12		323	
3:15	4		138		10		166		14		304	
3:30	5		130		6		190		11		320	
3:45	9	21	162	587	7	32	166	688	16	53	328	1275
4:00	10		147		5		184		15		331	
4:15	15		148		9		222		24		370	
4:30	18		126		7		237		25		363	
4:45	23	66	179	600	16	37	251	894	39	103	430	1494
5:00	36		193		6		274		42		467	
5:15	48		211		18		318		66		529	
5:30	58		195		16		288		74		483	
5:45	79	221	184	783	34	74	306	1186	113	295	490	1969
6:00	74		167		46		251		120		418	
6:15	87		166		45		226		132		392	
6:30	125		158		60		207		185		365	
6:45	143	429	143	634	65	216	195	879	208	645	338	1513
7:00	116		134		92		180		208		314	
7:15	161		151		86		197		247		348	
7:30	177		113		139		173		316		286	
7:45	200	654	136	534	129	446	148	698	329	1100	284	1232
8:00	204		117		123		153		327		270	
8:15	150		110		103		137		253		247	
8:30	154		102		90		118		244		220	
8:45	143	651	91	420	95	411	127	535	238	1062	218	955
9:00	136		96		116		105		252		201	
9:15	121		90		106		121		227		211	
9:30	143		66		99		103		242		169	
9:45	141	541	77	329	101	422	84	413	242	963	161	742
10:00	131		70		116		99		247		169	
10:15	122		72		95		94		217		166	
10:30	106		58		104		88		210		146	
10:45	122	481	53	253	128	443	63	344	250	924	116	597
11:00	116		41		109		68		225		109	
11:15	130		44		128		68		258		112	
11:30	156		51		140		68		296		119	
11:45	147	549	33	169	145	522	39	243	292	1071	72	412
TOTALS	3762		5953		2870		7576		6632		13529	
DAY TOTALS		9715				10446				20161		
SPLIT %	56.7		44.0		43.3		56.0					
PEAK HOUR	7:15		5:00		11:00		5:00		7:30		5:00	
VOLUME	742		783		522		1186		1225		1969	
P.H.F.	0.91		0.93		0.90		0.93		0.93		0.93	

SITE CODE : LA PALMA
N-S Street: MOODY STREET
E-W Street: BET HOUSTON/ORANGETHORPE
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107031
DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
12:00	19		138		46		153		65		291	
12:15	21		166		40		136		61		302	
12:30	17		159		35		139		52		298	
12:45	10	67	141	604	33	154	121	549	43	221	262	1153
1:00	14		203		23		136		37		339	
1:15	3		153		21		155		24		308	
1:30	8		149		15		148		23		297	
1:45	6	31	141	646	15	74	99	538	21	105	240	1184
2:00	9		156		12		140		21		296	
2:15	6		136		18		151		24		287	
2:30	8		140		7		152		15		292	
2:45	6	29	132	564	12	49	175	618	18	78	307	1182
3:00	4		178		14		183		18		361	
3:15	6		141		13		184		19		325	
3:30	5		133		8		202		13		335	
3:45	8	23	154	606	10	45	206	775	18	68	360	1381
4:00	10		154		7		203		17		357	
4:15	17		152		5		219		22		371	
4:30	21		131		9		249		30		380	
4:45	30	78	175	612	12	33	261	932	42	111	436	1544
5:00	39		181		15		295		54		476	
5:15	61		217		9		318		70		535	
5:30	73		190		18		339		91		529	
5:45	90	263	179	767	21	63	260	1212	111	326	439	1979
6:00	93		156		22		240		115		396	
6:15	120		170		35		245		155		415	
6:30	153		162		43		224		196		386	
6:45	185	551	145	633	83	183	234	943	268	734	379	1576
7:00	161		156		87		194		248		350	
7:15	188		148		86		216		274		364	
7:30	221		122		82		173		303		295	
7:45	237	807	140	566	99	354	180	763	336	1161	320	1329
8:00	242		124		119		148		361		272	
8:15	195		116		84		158		279		274	
8:30	170		95		95		161		265		256	
8:45	177	784	94	429	117	415	154	621	294	1199	248	1050
9:00	163		93		95		143		258		236	
9:15	151		81		103		145		254		226	
9:30	161		70		111		125		272		195	
9:45	170	645	77	321	106	415	104	517	276	1060	181	838
10:00	150		75		108		113		258		188	
10:15	153		73		111		86		264		159	
10:30	118		59		122		82		240		141	
10:45	131	552	64	271	119	460	99	380	250	1012	163	651
11:00	127		47		114		68		241		115	
11:15	138		37		138		64		276		101	
11:30	176		46		140		61		316		107	
11:45	160	601	33	163	130	522	54	247	290	1123	87	410
TOTALS	4431		6182		2767		8095		7198		14277	
DAY TOTALS		10613				10862				21475		
SPLIT %	61.6		43.3		38.4		56.7					
PEAK HOUR	7:30		5:00		11:00		4:45		7:30		5:00	
VOLUME	895		767		522		1213		1279		1979	
P.H.F.	0.92		0.88		0.93		0.89		0.89		0.92	

SITE CODE : LA PALMA
N-S Street: WALKER STREET
E-W Street: BET CRESCENT/LA PALMA
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107032
DATE: 8/08/91

DAY: THURSDA

TIME BEGIN	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
12:00	18		97		26		113		44		210	
12:15	21		138		14		140		35		278	
12:30	16		117		21		111		37		228	
12:45	14	69	108	460	9	70	108	472	23	139	216	932
1:00	15		95		13		108		28		203	
1:15	16		120		6		121		22		241	
1:30	9		79		4		104		13		183	
1:45	7	47	92	386	5	28	98	431	12	75	190	817
2:00	6		116		8		117		14		233	
2:15	5		107		3		101		8		208	
2:30	3		101		4		102		7		203	
2:45	5	19	112	436	6	21	138	458	11	40	250	894
3:00	4		118		5		127		9		245	
3:15	4		123		3		160		7		283	
3:30	5		94		5		122		10		216	
3:45	7	20	125	460	7	20	155	564	14	40	280	1024
4:00	6		156		3		151		9		307	
4:15	10		140		1		172		11		312	
4:30	7		112		2		162		9		274	
4:45	19	42	167	575	4	10	222	707	23	52	389	1282
5:00	12		142		6		221		18		363	
5:15	25		193		14		279		39		472	
5:30	45		187		13		277		58		464	
5:45	67	149	193	715	25	58	249	1026	92	207	442	1741
6:00	51		152		25		222		76		374	
6:15	60		155		28		188		88		343	
6:30	78		122		49		163		127		285	
6:45	105	294	120	549	62	164	141	714	167	458	261	1263
7:00	117		123		77		135		194		258	
7:15	128		110		99		139		227		249	
7:30	134		104		107		140		241		244	
7:45	158	537	144	481	164	447	107	521	322	984	251	1002
8:00	158		118		126		110		284		228	
8:15	118		119		113		98		231		217	
8:30	108		91		99		93		207		184	
8:45	85	469	87	415	111	449	85	386	196	918	172	801
9:00	125		83		79		66		204		149	
9:15	115		87		85		95		200		182	
9:30	83		62		104		68		187		130	
9:45	82	405	67	299	96	364	48	277	178	769	115	576
10:00	94		65		91		72		185		137	
10:15	95		61		115		51		210		112	
10:30	86		45		112		62		198		107	
10:45	98	373	59	230	111	429	31	216	209	802	90	446
11:00	87		35		119		40		206		75	
11:15	84		43		81		21		165		64	
11:30	95		94		106		32		201		126	
11:45	90	356	34	206	154	460	24	117	244	816	58	323
TOTALS	2780		5212		2520		5889		5300		11101	
DAY TOTALS		7992				8409				16401		
SPLIT %	52.5		47.0		47.5		53.0					
PEAK HOUR	7:15		5:15		7:30		5:15		7:30		5:15	
VOLUME	578		725		510		1027		1078		1752	
P.H.F.	0.91		0.94		0.78		0.92		0.84		0.93	

SITE CODE : LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

N-S Street: WALKER STREET

FILE: D9107033

E-W Street: BET LA PALMA/ORANGETHORPE

Client : CTY OF LA PALMA

DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
12:00	34		129		33		112		67		241	
12:15	27		155		18		145		45		300	
12:30	28		149		25		116		53		265	
12:45	10	99	136	569	17	93	97	470	27	192	233	1039
1:00	18		153		11		87		29		240	
1:15	13		125		16		116		29		241	
1:30	8		105		11		103		19		208	
1:45	11	50	121	504	13	51	86	392	24	101	207	896
2:00	8		108		12		108		20		216	
2:15	9		138		9		100		18		238	
2:30	3		122		4		101		7		223	
2:45	6	26	113	481	5	30	117	426	11	56	230	907
3:00	9		133		3		115		12		248	
3:15	1		138		6		142		7		280	
3:30	10		124		4		138		14		262	
3:45	9	29	134	529	6	19	148	543	15	48	282	1072
4:00	14		140		2		128		16		268	
4:15	8		137		6		156		14		293	
4:30	12		115		2		164		14		279	
4:45	23	57	139	531	5	15	212	660	28	72	351	1191
5:00	18		155		8		195		26		350	
5:15	30		187		10		269		40		456	
5:30	62		161		11		261		73		422	
5:45	84	194	189	692	25	54	211	936	109	248	400	1628
6:00	93		162		21		183		114		345	
6:15	85		155		25		161		110		316	
6:30	127		133		47		177		174		310	
6:45	170	475	133	583	41	134	145	666	211	609	278	1249
7:00	159		129		65		133		224		262	
7:15	184		117		86		139		270		256	
7:30	202		123		82		134		284		257	
7:45	219	764	144	513	85	318	129	535	304	1082	273	1048
8:00	249		131		104		112		353		243	
8:15	151		106		90		86		241		192	
8:30	161		113		93		84		254		197	
8:45	140	701	96	446	93	380	80	362	233	1081	176	808
9:00	135		97		85		83		220		180	
9:15	124		98		76		78		200		176	
9:30	123		70		84		68		207		138	
9:45	114	496	60	325	67	312	50	279	181	808	110	604
10:00	113		75		82		72		195		147	
10:15	123		70		73		65		196		135	
10:30	101		64		65		45		166		109	
10:45	109	446	53	262	77	297	54	236	186	743	107	498
11:00	118		48		104		46		222		94	
11:15	106		45		101		42		207		87	
11:30	125		54		91		38		216		92	
11:45	122	471	73	220	104	400	35	161	226	871	108	381
TOTALS	3808		5655		2103		5666		5911		11321	
DAY TOTALS		9463				7769				17232		
SPLIT %	64.4		50.0		35.6		50.0					
PEAK HOUR	7:15		5:15		11:00		4:45		7:15		5:00	
VOLUME	854		699		400		937		1211		1628	
P.H.F.	0.86		0.92		0.96		0.87		0.86		0.89	

SITE CODE : LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

N-S Street: WALKER STREET

FILE: D9107034

E-W Street: BET ORANGETHORPE/FRESCA

Client : CTY OF LA PALMA

DATE: 8/08/91

DAY: THURSDA

TIME	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
.GIN												
12:00	27		83		26		138		53		221	
12:15	20		100		13		173		33		273	
12:30	10		116		17		113		27		229	
12:45	8	65	117	416	10	66	134	558	18	131	251	974
1:00	11		145		13		125		24		270	
1:15	8		96		6		121		14		217	
1:30	4		93		9		114		13		207	
1:45	6	29	116	450	5	33	107	467	11	62	223	917
2:00	4		111		5		87		9		198	
2:15	7		108		6		109		13		217	
2:30	3		91		3		120		6		211	
2:45	4	18	89	399	4	18	111	427	8	36	200	826
3:00	5		90		6		86		11		176	
3:15	0		80		6		116		6		196	
3:30	6		84		5		128		11		212	
3:45	3	14	98	352	5	22	158	488	8	36	256	840
4:00	7		89		3		122		10		211	
4:15	6		109		4		137		10		246	
4:30	8		81		8		149		16		230	
4:45	14	35	99	378	11	26	230	638	25	61	329	1016
5:00	21		123		12		163		33		286	
5:15	22		114		18		278		40		392	
5:30	34		115		18		178		52		293	
5:45	59	136	116	468	37	85	183	802	96	221	299	1270
6:00	70		100		38		120		108		220	
6:15	55		99		49		165		104		264	
6:30	73		86		55		120		128		206	
6:45	136	334	88	373	73	215	120	525	209	549	208	898
7:00	142		75		62		122		204		197	
7:15	133		82		85		94		218		176	
7:30	125		55		80		91		205		146	
7:45	170	570	60	272	119	346	77	384	289	916	137	656
8:00	226		75		99		60		325		135	
8:15	130		61		92		63		222		124	
8:30	101		52		101		64		202		116	
8:45	67	524	54	242	98	390	75	262	165	914	129	504
9:00	76		64		87		65		163		129	
9:15	54		66		69		57		123		123	
9:30	78		42		57		43		135		85	
9:45	59	267	37	209	64	277	43	208	123	544	80	417
10:00	67		45		77		56		144		101	
10:15	58		55		80		62		138		117	
10:30	71		53		78		51		149		104	
10:45	72	268	42	195	79	314	38	207	151	582	80	402
11:00	56		35		62		35		118		70	
11:15	67		36		77		36		144		72	
11:30	58		52		119		31		177		83	
11:45	82	263	34	157	140	398	27	129	222	661	61	286
TOTALS	2523		3911		2190		5095		4713		9006	
DAY TOTALS		6434				7285				13719		
SPLIT %	53.5		43.4		46.5		56.6					
PEAK HOUR	7:15		12:15		7:45		4:45		7:30		4:45	
VOLUME	654		478		411		849		1041		1300	
P.H.F.	0.72		0.82		0.86		0.76		0.80		0.83	

SITE CODE : LA PALMA
N-S Street: VALLEY VIEW STREET
E-W Street: BET LA PALMA/THELMA
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107035
DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	NB AM		NB PM		SB AM		SB PM		COMBINED AM		COMBINED PM	
12:00	66		298		62		258		128		556	
12:15	50		250		68		283		118		533	
12:30	43		311		41		298		84		609	
12:45	46	205	278	1137	43	214	234	1073	89	419	512	2210
1:00	28		285		38		279		66		564	
1:15	36		253		37		291		73		544	
1:30	35		303		37		254		72		557	
1:45	26	125	302	1143	43	155	279	1103	69	280	581	2246
2:00	18		315		23		219		41		534	
2:15	18		268		32		255		50		523	
2:30	12		281		16		283		28		564	
2:45	18	66	270	1134	16	87	303	1060	34	153	573	2194
3:00	18		256		20		304		38		560	
3:15	31		299		21		331		52		630	
3:30	20		258		11		316		31		574	
3:45	17	86	325	1138	17	69	340	1291	34	155	665	2429
4:00	18		282		18		330		36		612	
4:15	33		313		21		352		54		665	
4:30	41		294		23		402		64		696	
4:45	80	172	310	1199	33	95	415	1499	113	267	725	2698
5:00	86		292		46		411		132		703	
5:15	125		356		56		477		181		833	
5:30	124		302		89		513		213		815	
5:45	186	521	313	1263	86	277	449	1850	272	798	762	3113
6:00	157		291		106		371		263		662	
6:15	190		313		130		370		320		683	
6:30	227		259		148		374		375		633	
6:45	300	874	245	1108	220	604	303	1418	520	1478	548	2526
7:00	339		275		202		326		541		601	
7:15	320		238		220		295		540		533	
7:30	371		255		239		261		610		516	
7:45	359	1389	242	1010	270	931	247	1129	629	2320	489	2139
8:00	332		218		278		238		610		456	
8:15	323		213		229		249		552		462	
8:30	279		225		262		230		541		455	
8:45	267	1201	194	850	246	1015	209	926	513	2216	403	1776
9:00	212		203		223		171		435		374	
9:15	211		180		190		175		401		355	
9:30	207		195		218		196		425		391	
9:45	212	842	147	725	218	849	171	713	430	1691	318	1438
10:00	208		151		195		124		403		275	
10:15	231		161		223		140		454		301	
10:30	217		151		210		118		427		269	
10:45	231	887	134	597	218	846	114	496	449	1733	248	1093
11:00	185		92		227		118		412		210	
11:15	231		98		233		97		464		195	
11:30	234		116		234		70		468		186	
11:45	258	908	121	427	297	991	83	368	555	1899	204	795
TOTALS	7276		11731		6133		12926		13409		24657	
DAY TOTALS		19007				19059				38066		
SPLIT %	54.3		47.6		45.7		52.4					
PEAK HOUR	7:00		5:00		7:45		5:00		7:30		5:00	
VOLUME	1389		1263		1039		1850		2401		3113	
P.H.F.	0.94		0.89		0.93		0.90		0.95		0.93	

SITE CODE : LA PALMA
N-S Street: CRESCENT AVENUE
E-W Street: BET MOODY/WALKER
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107036

DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	EB AM		EB PM		WB AM		WB PM		COMBINED AM		COMBINED PM	
12:00	10		64		24		70		34		134	
12:15	20		65		17		75		37		140	
12:30	14		73		17		67		31		140	
12:45	11	55	72	274	18	76	65	277	29	131	137	551
1:00	11		78		12		63		23		141	
1:15	9		71		9		80		18		151	
1:30	4		74		8		59		12		133	
1:45	5	29	68	291	7	36	71	273	12	65	139	564
2:00	5		56		1		74		6		130	
2:15	4		80		8		69		12		149	
2:30	5		78		5		75		10		153	
2:45	1	15	92	306	4	18	73	291	5	33	165	597
3:00	5		95		4		79		9		174	
3:15	4		86		6		76		10		162	
3:30	7		103		9		78		16		181	
3:45	4	20	83	367	1	20	101	334	5	40	184	701
4:00	4		109		7		115		11		224	
4:15	4		118		1		105		5		223	
4:30	2		127		6		107		8		234	
4:45	6	16	127	481	7	21	117	444	13	37	244	925
5:00	5		120		12		120		17		240	
5:15	13		159		20		131		33		290	
5:30	20		141		25		138		45		279	
5:45	30	68	156	576	38	95	146	535	68	163	302	1111
6:00	25		120		44		141		69		261	
6:15	27		113		40		109		67		222	
6:30	43		86		81		98		124		184	
6:45	54	149	108	427	91	256	100	448	145	405	208	875
7:00	63		97		90		83		153		180	
7:15	60		97		83		91		143		188	
7:30	88		91		78		93		166		184	
7:45	84	295	86	371	104	355	101	368	188	650	187	739
8:00	98		80		86		102		184		182	
8:15	49		84		84		85		133		169	
8:30	62		75		62		73		124		148	
8:45	54	263	67	306	53	285	62	322	107	548	129	628
9:00	73		52		70		79		143		131	
9:15	65		63		57		89		122		152	
9:30	59		51		66		60		125		111	
9:45	55	252	64	230	69	262	80	308	124	514	144	538
10:00	75		55		57		68		132		123	
10:15	52		55		61		71		113		126	
10:30	61		37		60		48		121		85	
10:45	76	264	43	190	60	238	36	223	136	502	79	413
11:00	63		26		64		38		127		64	
11:15	59		30		69		32		128		62	
11:30	68		20		68		34		136		54	
11:45	68	258	14	90	53	254	25	129	121	512	39	219
TOTALS	1684		3909		1916		3952		3600		7861	
DAY TOTALS		5593				5868				11461		
SPLIT %	46.8		49.7		53.2		50.3					
PEAK HOUR	7:15		5:00		7:00		5:15		7:15		5:15	
VOLUME	330		576		355		556		681		1132	
P.H.F.	0.84		0.91		0.85		0.95		0.91		0.94	

SITE CODE : LA PALMA
N-S Street: LA PALMA AVENUE
E-W Street: BET DENNI/MOODY
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107037
DATE: 8/08/91

DAY: THURSDA

TIME	EB				WB				COMBINED			
BEGIN	AM		PM		AM		PM		AM		PM	
12:00	18		78		27		92		45		170	
12:15	15		86		16		89		31		175	
12:30	13		108		12		91		25		199	
12:45	11	57	88	360	6	61	91	363	17	118	179	723
1:00	10		108		8		94		18		202	
1:15	6		73		8		113		14		186	
1:30	6		94		7		101		13		195	
1:45	6	28	82	357	3	26	97	405	9	54	179	762
2:00	3		94		8		94		11		188	
2:15	6		83		5		89		11		172	
2:30	3		73		5		104		8		177	
2:45	11	23	88	338	4	22	89	376	15	45	177	714
3:00	3		99		3		98		6		197	
3:15	4		119		4		105		8		224	
3:30	6		111		1		103		7		214	
3:45	2	15	126	455	2	10	127	433	4	25	253	888
4:00	2		132		4		114		6		246	
4:15	3		153		5		132		8		285	
4:30	4		164		12		119		16		283	
4:45	4	13	153	602	11	32	145	510	15	45	298	1112
5:00	5		163		12		117		17		280	
5:15	8		164		21		163		29		327	
5:30	23		196		35		154		58		350	
5:45	11	47	162	685	50	118	148	582	61	165	310	1267
6:00	22		184		55		148		77		332	
6:15	25		169		61		138		86		307	
6:30	35		158		121		139		156		297	
6:45	47	129	129	640	128	365	91	516	175	494	220	1156
7:00	54		130		94		110		148		240	
7:15	56		141		115		113		171		254	
7:30	73		108		112		97		185		205	
7:45	78	261	98	477	123	444	93	413	201	705	191	890
8:00	87		94		85		103		172		197	
8:15	55		94		86		83		141		177	
8:30	69		87		84		103		153		190	
8:45	48	259	84	359	73	328	70	359	121	587	154	718
9:00	74		81		89		65		163		146	
9:15	59		78		65		79		124		157	
9:30	74		58		74		67		148		125	
9:45	82	289	65	282	87	315	61	272	169	604	126	554
10:00	54		44		74		36		128		80	
10:15	70		60		95		43		165		103	
10:30	62		44		72		48		134		92	
10:45	74	260	43	191	76	317	35	162	150	577	78	353
11:00	85		26		107		30		192		56	
11:15	78		32		93		34		171		66	
11:30	79		25		84		30		163		55	
11:45	86	328	27	110	101	385	27	121	187	713	54	231
TOTALS	1709		4856		2423		4512		4132		9368	
DAY TOTALS		6565				6935				13500		
SPLIT %	41.4		51.8		58.6		48.2					
PEAK HOUR	11:00		5:30		6:30		5:15		7:15		5:15	
VOLUME	328		711		458		613		729		1319	
P.H.F.	0.95		0.91		0.89		0.94		0.91		0.94	

SITE CODE : LA PALMA
N-S Street: LA PALMA AVENUE
E-W Street: BET MOODY/WALKER
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107038
DATE: 8/08/91

DAY: THURSDA

TIME	EB				WB				COMBINED			
BEGIN	AM		PM		AM		PM		AM		PM	
12:00	14		112		25		135		39		247	
12:15	17		102		29		130		46		232	
12:30	15		116		11		143		26		259	
12:45	10	56	96	426	17	82	126	534	27	138	222	960
1:00	8		110		10		124		18		234	
1:15	10		107		7		141		17		248	
1:30	3		107		12		120		15		227	
1:45	5	26	97	421	5	34	128	513	10	60	225	934
2:00	3		126		11		111		14		237	
2:15	4		129		6		106		10		235	
2:30	5		120		7		139		12		259	
2:45	4	16	119	494	6	30	128	484	10	46	247	978
3:00	5		144		3		113		8		257	
3:15	4		167		3		133		7		300	
3:30	0		144		3		124		3		268	
3:45	7	16	171	626	4	13	149	519	11	29	320	1145
4:00	2		158		3		146		5		304	
4:15	3		164		4		162		7		326	
4:30	8		136		10		154		18		290	
4:45	5	18	193	651	10	27	163	625	15	45	356	1276
5:00	8		161		15		146		23		307	
5:15	12		198		19		195		31		393	
5:30	22		213		23		190		45		403	
5:45	16	58	172	744	42	99	168	699	58	157	340	1443
6:00	23		191		36		148		59		339	
6:15	28		198		54		171		82		369	
6:30	43		169		77		159		120		328	
6:45	62	156	173	731	86	253	109	587	148	409	282	1318
7:00	70		135		94		131		164		266	
7:15	64		131		94		139		158		270	
7:30	91		126		98		130		189		256	
7:45	106	331	108	500	103	389	110	510	209	720	218	1010
8:00	109		110		96		115		205		225	
8:15	91		109		88		107		179		216	
8:30	77		86		78		126		155		212	
8:45	97	374	79	384	78	340	103	451	175	714	182	835
9:00	88		83		102		85		190		168	
9:15	76		90		84		108		160		198	
9:30	87		78		92		85		179		163	
9:45	70	321	49	300	105	383	78	356	175	704	127	656
10:00	86		56		80		57		166		113	
10:15	89		52		98		51		187		103	
10:30	92		33		95		55		187		88	
10:45	86	353	41	182	99	372	36	199	185	725	77	381
11:00	96		40		108		45		204		85	
11:15	128		34		115		40		243		74	
11:30	91		25		114		38		205		63	
11:45	100	415	26	125	109	446	30	153	209	861	56	278
TOTALS	2140		5584		2468		5630		4608		11214	
DAY TOTALS		7724				8098				15822		
SPLIT %	46.4		49.8		53.6		50.2					
PEAK HOUR	11:00		5:15		11:00		5:15		11:00		5:15	
VOLUME	415		774		446		701		861		1475	
P.H.F.	0.81		0.91		0.97		0.90		0.89		0.92	

SITE CODE : LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

N-S Street: LA PALMA AVENUE

FILE: D9107039

E-W Street: BET WALKER/VALLEY VIEW

Client : CTY OF LA PALMA

DATE: 8/08/91

DAY: THURSDA

TIME	WB				EB				COMBINED			
BEGIN	AM		PM		AM		PM		AM		PM	
12:00	29		129		23		128		52		257	
12:15	37		141		12		127		49		268	
12:30	19		146		8		137		27		283	
12:45	12	97	129	545	13	56	119	511	25	153	248	1056
1:00	14		147		10		127		24		274	
1:15	10		156		8		117		18		273	
1:30	19		145		7		109		26		254	
1:45	12	55	155	603	7	32	102	455	19	87	257	1058
2:00	11		127		4		114		15		241	
2:15	7		147		5		124		12		271	
2:30	9		159		6		105		15		264	
2:45	7	34	156	589	5	20	110	453	12	54	266	1042
3:00	5		156		4		138		9		294	
3:15	3		155		6		142		9		297	
3:30	4		152		6		121		10		273	
3:45	6	18	181	644	3	19	181	582	9	37	362	1226
4:00	5		159		1		137		6		296	
4:15	5		166		5		154		10		320	
4:30	11		160		4		173		15		333	
4:45	15	36	180	665	9	19	177	641	24	55	357	1306
5:00	15		211		8		178		23		389	
5:15	14		185		7		173		21		358	
5:30	22		228		25		206		47		434	
5:45	44	95	190	814	19	59	210	767	63	154	400	1581
6:00	44		183		24		171		68		354	
6:15	52		204		19		181		71		385	
6:30	78		177		49		163		127		340	
6:45	90	264	153	717	49	141	147	662	139	405	300	1379
7:00	99		166		50		162		149		328	
7:15	111		166		60		128		171		294	
7:30	106		152		74		123		180		275	
7:45	132	448	148	632	86	270	131	544	218	718	279	1176
8:00	120		135		95		132		215		267	
8:15	93		110		65		123		158		233	
8:30	121		147		86		99		207		246	
8:45	104	438	113	505	74	320	75	429	178	758	188	934
9:00	111		98		92		102		203		200	
9:15	107		125		89		90		196		215	
9:30	105		106		107		58		212		164	
9:45	127	450	81	410	95	383	47	297	222	833	128	707
10:00	98		56		101		59		199		115	
10:15	124		74		99		56		223		130	
10:30	118		74		92		53		210		127	
10:45	119	459	49	253	105	397	49	217	224	856	98	470
11:00	114		60		96		37		210		97	
11:15	119		45		101		30		220		75	
11:30	124		39		104		36		228		75	
11:45	138	495	43	187	111	412	31	134	249	907	74	321
TOTALS	2889		6564		2128		5692		5017		12256	
DAY TOTALS		9453				7820				17273		
SPLIT %	57.6		53.6		42.4		46.4					
PEAK HOUR	11:00		5:00		11:00		5:30		11:00		5:00	
VOLUME	495		814		412		768		907		1581	
P.H.F.	0.90		0.89		0.93		0.91		0.91		0.91	

SITE CODE : LA PALMA
N-S Street: HOUSTON AVENUE
E-W Street: BET MOODY/WALKER
Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107040
DATE: 8/08/91

DAY: THURSDAY

TIME BEGIN	EB AM		EB PM		WB AM		WB PM		COMBINED AM		COMBINED PM	
12:00	10		20		5		16		15		36	
12:15	3		15		1		20		4		35	
12:30	6		19		4		18		10		37	
12:45	2	21	16	70	4	14	19	73	6	35	35	143
1:00	7		17		5		19		12		36	
1:15	6		20		1		21		7		41	
1:30	1		10		5		19		6		29	
1:45	1	15	19	66	0	11	14	73	1	26	33	139
2:00	0		11		1		6		1		17	
2:15	4		14		0		20		4		34	
2:30	4		28		2		18		6		46	
2:45	1	9	21	74	0	3	21	65	1	12	42	139
3:00	2		29		1		20		3		49	
3:15	0		26		0		28		0		54	
3:30	0		22		0		22		0		44	
3:45	0	2	25	102	0	1	18	88	0	3	43	190
4:00	2		21		0		29		2		50	
4:15	1		35		1		22		2		57	
4:30	1		20		2		20		3		40	
4:45	4	8	25	101	4	7	23	94	8	15	48	195
5:00	2		33		0		22		2		55	
5:15	3		31		1		29		4		60	
5:30	6		37		8		32		14		69	
5:45	5	16	31	132	7	16	18	101	12	32	49	233
6:00	4		32		7		26		11		58	
6:15	4		29		12		20		16		49	
6:30	6		30		17		31		23		61	
6:45	10	24	36	127	13	49	28	105	23	73	64	232
7:00	12		30		10		33		22		63	
7:15	18		29		13		23		31		52	
7:30	21		40		16		27		37		67	
7:45	12	63	43	142	20	59	28	111	32	122	71	253
8:00	15		30		17		21		32		51	
8:15	16		27		14		24		30		51	
8:30	18		28		14		21		32		49	
8:45	18	67	27	112	16	61	20	86	34	128	47	198
9:00	19		27		19		15		38		42	
9:15	14		18		13		16		27		34	
9:30	14		15		11		9		25		24	
9:45	17	64	14	74	18	61	8	48	35	125	22	122
10:00	15		15		20		11		35		26	
10:15	15		12		19		13		34		25	
10:30	16		13		16		11		32		24	
10:45	16	62	10	50	15	70	7	42	31	132	17	92
11:00	11		6		16		12		27		18	
11:15	25		11		16		5		41		16	
11:30	10		4		13		9		23		13	
11:45	12	58	5	26	20	65	5	31	32	123	10	57
TOTALS	409		1076		417		917		826		1993	
DAY TOTALS		1485				1334				2819		
SPLIT %	49.5		54.0		50.5		46.0					
PEAK HOUR	8:15		7:00		9:45		6:30		9:45		7:00	
VOLUME	71		142		73		115		136		253	
P.H.F.	0.93		0.83		0.91		0.87		0.97		0.89	

SITE CODE : LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

N-S Street: ORANGETHORPE AVENUE

FILE: D9107041

E-W Street: BET COYOTE CRK CHNNL/WALKER

Client : CTY OF LA PALMA

DATE: 8/08/91

DAY: THURSDAY

	EB				WB				COMBINED			
	AM		PM		AM		PM		AM		PM	
12:00	25		209		26		172		51		381	
12:15	37		233		19		193		56		426	
12:30	26		201		22		162		48		363	
12:45	23	111	212	855	14	81	159	686	37	192	371	1541
1:00	16		228		17		146		33		374	
1:15	10		194		14		137		24		331	
1:30	17		187		16		126		33		313	
1:45	12	55	182	791	11	58	130	539	23	113	312	1330
2:00	17		206		10		119		27		325	
2:15	18		189		6		125		24		314	
2:30	9		195		9		136		18		331	
2:45	9	53	170	760	11	36	158	538	20	89	328	1298
3:00	10		200		5		129		15		329	
3:15	6		190		10		124		16		314	
3:30	9		197		5		143		14		340	
3:45	6	31	182	769	11	31	136	532	17	62	318	1301
4:00	15		199		9		117		24		316	
4:15	20		187		16		125		36		312	
4:30	28		194		10		118		38		312	
4:45	31	94	236	816	13	48	144	504	44	142	380	1320
5:00	25		251		20		165		45		416	
5:15	42		272		33		189		75		461	
5:30	60		250		25		176		85		426	
5:45	83	210	261	1034	38	116	158	688	121	326	419	1722
00	66		240		41		124		107		364	
5	85		223		68		152		153		375	
6:30	117		236		77		139		194		375	
6:45	149	417	221	920	74	260	141	556	223	677	362	1476
7:00	121		190		65		125		186		315	
7:15	146		188		82		113		228		301	
7:30	187		167		100		101		287		268	
7:45	234	688	181	726	114	361	92	431	348	1049	273	1157
8:00	198		143		126		99		324		242	
8:15	180		145		138		106		318		251	
8:30	176		181		152		95		328		276	
8:45	169	723	169	638	136	552	88	388	305	1275	257	1026
9:00	157		166		118		84		275		250	
9:15	123		168		96		79		219		247	
9:30	167		121		88		66		255		187	
9:45	146	593	106	561	107	409	70	299	253	1002	176	860
10:00	143		88		99		79		242		167	
10:15	173		108		113		67		286		175	
10:30	140		77		122		62		262		139	
10:45	180	636	98	371	110	444	49	257	290	1080	147	628
11:00	138		75		117		41		255		116	
11:15	169		67		128		38		297		105	
11:30	182		52		115		35		297		87	
11:45	194	683	46	240	132	492	27	141	326	1175	73	381
TOTALS	4294		8481		2888		5559		7182		14040	
DAY TOTALS		12775				8447				21222		
IT %	59.8		60.4		40.2		39.6					
PEAK HOUR	7:30		5:00		8:00		5:00		7:45		5:00	
VOLUME	799		1034		552		688		1318		1722	
P.H.F.	0.85		0.95		0.91		0.91		0.95		0.93	

SITE CODE : LA PALMA

N-S Street: ORANGETHORPE AVENUE

E-W Street: BET WALKER/91 FRWY

Client : CTY OF LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

FILE: D9107042

DATE: 8/08/91

DAY: THURSD.

TIME BEGIN	EB AM		EB PM		WB AM		WB PM		COMBINED AM		COMBINED PM	
12:00	47		280		57		153		104		433	
12:15	61		319		34		168		95		487	
12:30	51		264		38		168		89		432	
12:45	46	205	285	1148	23	152	162	651	69	357	447	1799
1:00	28		307		24		175		52		482	
1:15	24		256		27		149		51		405	
1:30	30		240		17		158		47		398	
1:45	17	99	232	1035	13	81	170	652	30	180	402	1687
2:00	15		255		12		156		27		411	
2:15	17		245		10		158		27		403	
2:30	16		247		6		170		22		417	
2:45	13	61	251	998	8	36	191	675	21	97	442	1673
3:00	14		246		4		158		18		404	
3:15	16		258		13		172		29		430	
3:30	16		243		8		178		24		421	
3:45	15	61	259	1006	9	34	178	686	24	95	437	1692
4:00	20		248		14		163		34		411	
4:15	23		250		12		181		35		431	
4:30	42		255		10		175		52		430	
4:45	45	130	311	1064	10	46	215	734	55	176	526	1798
5:00	39		280		32		196		71		476	
5:15	91		369		20		208		111		577	
5:30	106		324		36		233		142		557	
5:45	167	403	336	1309	52	140	206	843	219	543	542	2152
6:00	143		289		46		194		189		483	
6:15	170		335		77		212		247		547	
6:30	202		287		80		164		282		451	
6:45	307	822	274	1185	99	302	162	732	406	1124	436	1917
7:00	238		243		115		178		353		421	
7:15	273		263		94		144		367		407	
7:30	321		216		115		146		436		362	
7:45	366	1198	267	989	141	465	122	590	507	1663	389	1579
8:00	312		197		196		137		508		334	
8:15	262		194		157		143		419		337	
8:30	273		206		142		122		415		328	
8:45	287	1134	207	804	112	607	126	528	399	1741	333	1332
9:00	260		216		134		115		394		331	
9:15	205		219		98		102		303		321	
9:30	222		157		110		98		332		255	
9:45	228	915	139	731	127	469	93	408	355	1384	232	1139
10:00	205		133		110		107		315		240	
10:15	263		161		106		88		369		249	
10:30	206		130		127		92		333		222	
10:45	257	931	146	570	124	467	84	371	381	1398	230	941
11:00	199		112		143		71		342		183	
11:15	235		94		123		65		358		159	
11:30	261		82		112		72		373		154	
11:45	272	967	95	383	159	537	55	263	431	1504	150	646
TOTALS	6926		11222		3336		7133		10262		18355	
DAY TOTALS		18148				10469				28617		
SPLIT %	67.5		61.1		32.5		38.9					
PEAK HOUR	7:15		5:15		7:45		4:45		7:30		5:15	
VOLUME	1272		1318		636		852		1870		2159	
P.H.F.	0.87		0.89		0.81		0.91		0.92		0.94	

SITE CODE : LA PALMA

VOLUME COUNTS -- by Traffic Counts Inc.

N-S Street: ORANGETHORPE AVENUE

FILE: D9107043

E-W Street: BET 91 FRWY/VALLEY VIEW

Client : CTY OF LA PALMA

DATE: 8/08/91

DAY: THURSDAY

TIME	EB				WB				COMBINED			
BEGIN	AM		PM		AM		PM		AM		PM	
12:00	67		235		66		262		133		497	
12:15	53		271		58		269		111		540	
12:30	30		251		54		261		84		512	
12:45	42	192	240	997	35	213	267	1059	77	405	507	2056
1:00	34		255		29		268		63		523	
1:15	30		276		33		246		63		522	
1:30	30		264		29		249		59		513	
1:45	21	115	239	1034	17	108	267	1030	38	223	506	2064
2:00	24		232		25		239		49		471	
2:15	15		255		27		251		42		506	
2:30	15		256		25		260		40		516	
2:45	9	63	233	976	19	96	307	1057	28	159	540	2033
3:00	11		279		14		231		25		510	
3:15	15		248		14		266		29		514	
3:30	12		251		21		263		33		514	
3:45	17	55	272	1050	20	69	315	1075	37	124	587	2125
4:00	10		262		31		262		41		524	
4:15	13		257		26		300		39		557	
4:30	27		242		42		258		69		500	
4:45	40	90	288	1049	56	155	300	1120	96	245	588	2169
5:00	36		288		71		302		107		590	
5:15	43		338		93		347		136		685	
5:30	55		370		126		311		181		681	
5:45	108	242	329	1325	114	404	261	1221	222	646	590	2546
6:00	113		274		133		255		246		529	
6:15	66		244		166		259		232		503	
6:30	95		255		160		217		255		472	
6:45	173	447	246	1019	164	623	217	948	337	1070	463	1967
7:00	199		237		185		233		384		470	
7:15	160		209		220		224		380		433	
7:30	217		219		204		192		421		411	
7:45	244	820	193	858	211	820	209	858	455	1640	402	1716
8:00	242		183		264		171		506		354	
8:15	189		181		240		182		429		363	
8:30	176		197		238		166		414		363	
8:45	185	792	168	729	203	945	182	701	388	1737	350	1430
9:00	181		171		202		163		383		334	
9:15	131		157		205		152		336		309	
9:30	159		142		226		147		385		289	
9:45	153	624	142	612	221	854	132	594	374	1478	274	1206
10:00	157		89		218		143		375		232	
10:15	184		94		200		122		384		216	
10:30	158		94		232		115		390		209	
10:45	197	696	114	391	225	875	123	503	422	1571	237	894
11:00	162		106		230		86		392		192	
11:15	209		65		260		82		469		147	
11:30	195		70		206		86		401		156	
11:45	220	786	72	313	264	960	79	333	484	1746	151	646
TOTALS	4922		10353		6122		10499		11044		20852	
DAY TOTALS		15275				16621				31896		
SPLIT %	44.6		49.6		55.4		50.4					
PEAK HOUR	7:30		5:00		11:00		4:45		7:30		5:00	
VOLUME	892		1325		960		1260		1811		2546	
P.H.F.	0.91		0.90		0.91		0.91		0.89		0.93	

TECHNICAL APPENDIX C

CITY OF LA PALMA

HOUSING ELEMENT
(complete text)

1989

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BACKGROUND

The Housing Element planning requirements which were enacted in 1981 by the State legislature are incorporated in Government Code Article 10.6 -- Sections 65580 to 65589.5. There are four subject areas that must be covered in a housing element including: 1) an assessment of housing needs; 2) an evaluation of resources and constraints affecting the capacity to meet needs; 3) a statement of the community's housing goals, policies and objectives; and 4) a housing program to guide specific actions over a five-year time period.

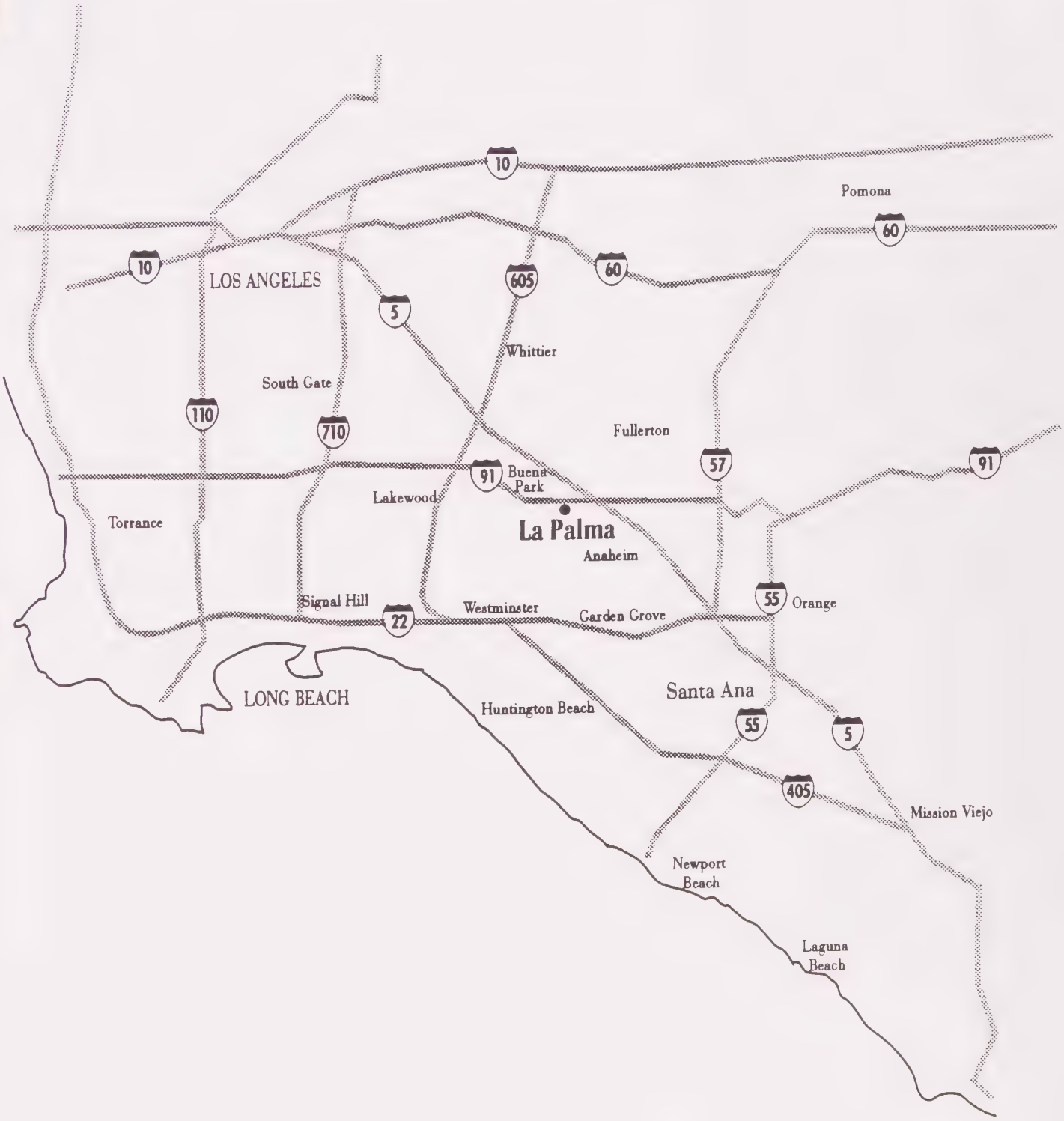
The specific actions which are presented in a "housing program" must address five areas of interest as listed below:

1. Conserve and improve the condition of existing affordable housing;
2. Make provision for adequate housing sites;
3. Assist in the development of affordable housing;
4. Remove governmental constraints, if necessary;
5. Promote equal housing opportunity.

Besides this introductory section, the updated La Palma Housing Element consists of:

Section I -- Introduction
Section II -- Housing Needs Assessment
Section III -- Resources and Constraints Inventory
Section IV -- Housing Element Progress Report
Section V -- Goals and Objectives
Section VI -- Housing Program
Section VII --Internal Consistency

La Palma is a predominantly single-family community located in northwest Orange County. Exhibit 1 shows the regional location of the City. The data base for the Housing Element, even some of the estimates developed by the Southern California Association of Governments, relies on the 1980 Census. Since the Census is almost a decade old there could be significant changes in demographic patterns in the City. Upon the City's review of the 1990 Census, the data in the element should be updated, as appropriate.



Regional Location

City of La Palma General Plan Update

north

Exhibit C-1

PURPOSE OF THE ELEMENT

The purpose of the Housing Element is to identify La Palma's housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

> "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

> "(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."
>
> "(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."
>
> "(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."
>
> "(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

AUTHORIZATION

Article 10.6 requires an update of the housing element every five years. Cities located in the Southern California Association of Governments region must update their housing elements in 1989. La Palma's current Housing Element was adopted on May 1984.

CITIZEN PARTICIPATION

State law encourages active citizen participation by all economic segments of a community during the preparation of the Housing Element. The 1989 La Palma Housing Element involved the following:

- Meetings with housing groups such as the Dayle McIntosh Center (for developmentally disabled).
- Review by Orange County EMA.
- Meetings with churches in the City to discuss housing needs, particularly those of homeless persons and families.
- Review by State Department of Housing and Community Development.
- Distribution of Draft Housing Element to the library and interested organizations.
- Noticed Public Hearings before the Planning Commission and City Council.

PROGRESS REPORT

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

(a) "Effectiveness of the element" (Section 65588 [a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).

(b) "Progress in implementation" (Section 65583[a[3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

(c) "Appropriateness of goals, objectives and policies" (Section 65588 [a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

The "progress report" is presented in Section IV of the 1989 Housing Element.

DEFINITIONS OF TERMS

Several terms are used throughout the 1989 La Palma Housing Element which have unique meanings ascribed by California planning law. Before the body of the Housing Element is presented, definitions of terms are provided in the next few pages to facilitate the understanding of terms employed in various sections of the element.

Condition of Housing

La Palma's Housing Element, pursuant to the requirements of Article 10.6, includes an analysis of the physical condition of housing for purposes of identifying improvement needs. State housing law describes the condition of housing in reference to two categories: units in need of rehabilitation or replacement due to serious deterioration.

Existing Housing Assistance Needs (Overpaying)

These needs pertain to La Palma's current residents that are paying more on housing costs than they can reasonably afford, given other life necessities such as food, transportation, health care, child care, insurance and other requirements. The problem of overpaying is often cited as the indicator of housing assistance needs since financial assistance is necessary to reduce costs to a reasonable level. According to State law, the extent of overpaying is estimated by the number of very low and low income resident households that are spending 30% or more of their income on housing costs.

Using the above noted income limits and the 30% standard, the following housing costs are the overpaying thresholds in Orange County:

Income Group	Annual Income Limit	30% of Monthly Income
Very Low	$22,500	$563
Low	$36,000	$900
Moderate	$54,000	$1,350

Goals and Objectives

Goals are statements which describe the desired conditions that should exist in the housing environment. Objectives are numerical targets to be achieved in a five-year time period. Pursuant to State law, the quantitative objectives must be stated for the rehabilitation, conservation and development of housing.

Household and Family

A household is all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals or a family. A family is a particular kind of household consisting of persons related because of blood, marriage or operation of the law.

Housing Production Needs

These needs refer to new construction needed during the 1989-1994 period in La Palma for all income groups to:

1. Accommodate household growth;

2. Replace demolitions and other losses in the housing inventory;

3. Achieve a vacancy rate that will allow the housing market to operate efficiently and provide mobility opportunities.

Income

State law requires that housing needs be calculated for four income groups, which are defined in reference to the median household income for the entire Orange County area. The median household incomes are computed and published annually by the U.S. Department of Housing and Community Development; in February 1989 the median household income for a four-person household residing in Orange County was $45,000. The four income groups are defined as follows:

Income Groups	Percent of Median Household Income	Annual Income Limits
Very Low	< 50%	< $22,250
Low	51% - 80%	$22,251 - $36,000
Moderate	81% - 120%	$36,000 - $54,000
Above Moderate	121% +	$54,000+

Overcrowded

Overcrowding refers to households living in housing units that lack sufficient space to meet the basic needs of daily living. The prevalence of overcrowded conditions is measured by the ratio of persons and rooms in a housing unit (excluding bathrooms and kitchen). When the ratio of persons to rooms exceeds 1.01, an overcrowded condition is considered to exist.

INTRODUCTION

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a) (1) of the Government Code) (emphasis added).

- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a) (2)) (emphasis added).

- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of households, and families and persons in need of emergency shelter. (Section 65583 (a) (7)) (emphasis added).

- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a) (7)) (emphasis added).

With the foregoing in mind, the needs assessment is presented under the following four subject headings:

1. Housing Stock Condition;

2. Existing Housing Needs for All Income Levels;
   - ability to pay
   - overcrowding
   - special housing needs

3. Projected Housing Needs for All Income Levels;
   - population trends
   - employment trends
   - share of regional need

4. Energy Conservation in New Development.

HOUSING STOCK CONDITION

Introduction

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

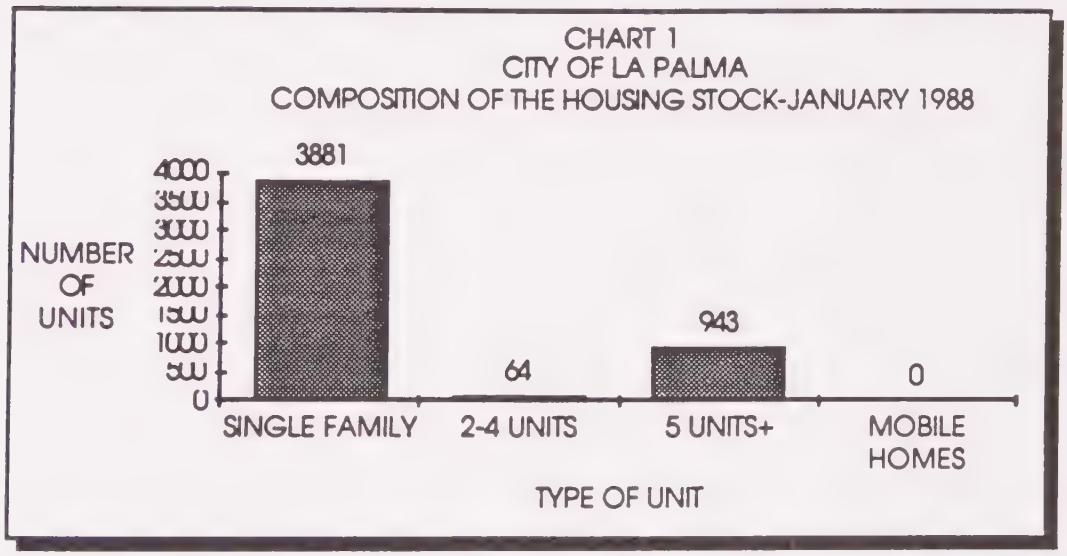
Assessment

As of January 1988, La Palma had a housing stock comprised of 4,888 dwelling units and a population of 16,100. Most of La Palma's housing units are single-family dwellings; the complete distribution is listed below in Table 1 and illustrated by Chart 1.

TABLE 1: COMPOSITION OF THE HOUSING STOCK: JANUARY 1988

	Number	Percent
Single-Family	3,881	79.4%
2 - 4	64	1.3%
5+	943	19.3%
Mobile Home	-0-	-0-%
Total Units:	**4,888**	**100.0%**

Source: State Department of Finance, Housing Unit Estimates, January 1, 1988. Table construction by Castañeda & Associates.



Source: California State Department of Finance, January 1988.

In 1984, the City's housing inventory included 4,825 dwelling units. During the four-year period between January 1984 and January 1988, the stock has increased by 63 dwellings. All of the net gain was in single-family dwellings, as noted below:

TABLE 2
CHANGES IN THE HOUSING SUPPLY: 1984 - 1988

	1984	1989	Change	Percent
■ Single-Family	3,818	3,881	63	100.0%
■ 2 - 4	64	64	-0-	-0-%
■ 5+	943	943	-0-	-0-%
■ Mobile	-0-	-0-	-0-	-0-%
Total Units:	**4,825**	**4,888**	**63**	**100.0%**

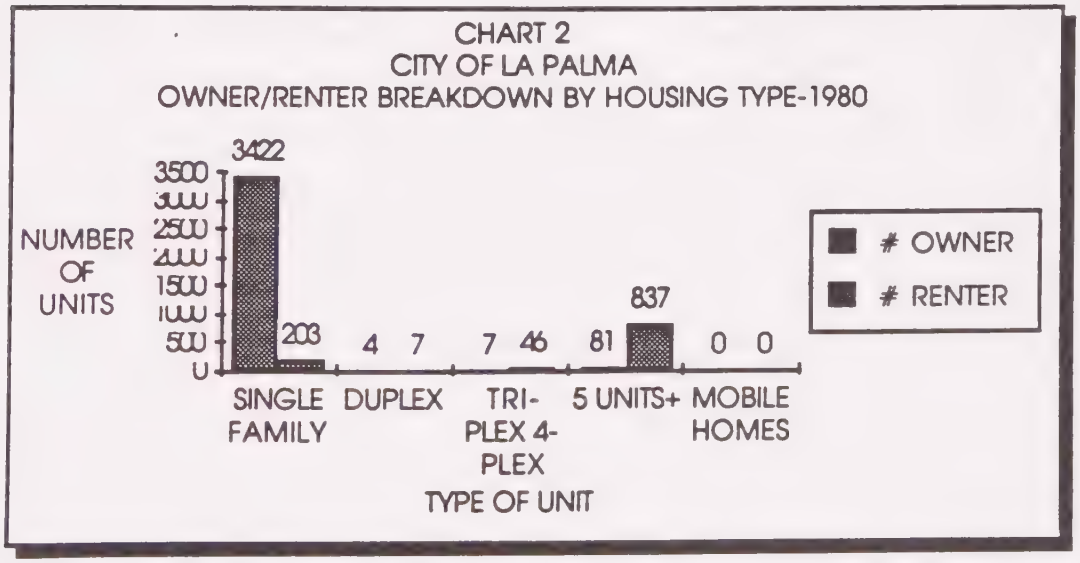
Source: State Department of Finance, Housing Unit Estimates, January 1, 1984 and January 1, 1988.

La Palma is predominantly a community of owner-occupied single-family homes. The 1980 tenure data by housing type are shown on Table 3 and Chart 2 below. The City's current ownership rate is expected to be as high as in 1980 or higher because all of the stock additions in this decade have been single-family dwellings.

TABLE 3
OWNER/RENTER RATIOS BY HOUSING TYPE: 1980

	# Owner	%Owner	#Renter	%Renter	Total
1 Unit	3,422	94.4%	20	35.6%	3,625
Duplex	43	6.4%	7	63.6%	11
Tri-Plex 4-Plex	7	13.2%	46	86.8%	53
5 Units+	81	8.8%	837	91.2%	918
Mobile Homes	-0-	0.0%	-0-	-0-%	-0-
Total:	**3,514**	**76.3%**	**1,093**	**23.7%**	**4,607**

Source: 1980 Census of Population and Housing; data are for occupied units only not total housing stock.



Source: 1980 Census of Population and Housing.

Housing Condition Surveys

An important indicator of the existing condition of the housing supply is the number of structurally substandard units, or units needing rehabilitation or replacement. According to the 1984 Housing Element, only two units were dilapidated and five units were deteriorated. The extent of need has decreased during the past five years with only one unit needing rehabilitation and one deteriorated house. Eight of the nine housing units 30 years old or more are in good condition. There are some housing units that would benefit from minor paint and fix-up repairs.

EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS

Introduction

The housing needs of current resident La Palma households are presented in two ways:

- Housing assistance needs
- Special housing needs

An assessment of housing assistance needs includes the following:

> Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583 (a) (2)) (emphasis added)
>
> . . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics -- the handicapped, elderly, large families, farm workers, female head of households, and families and persons in need of homeless emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

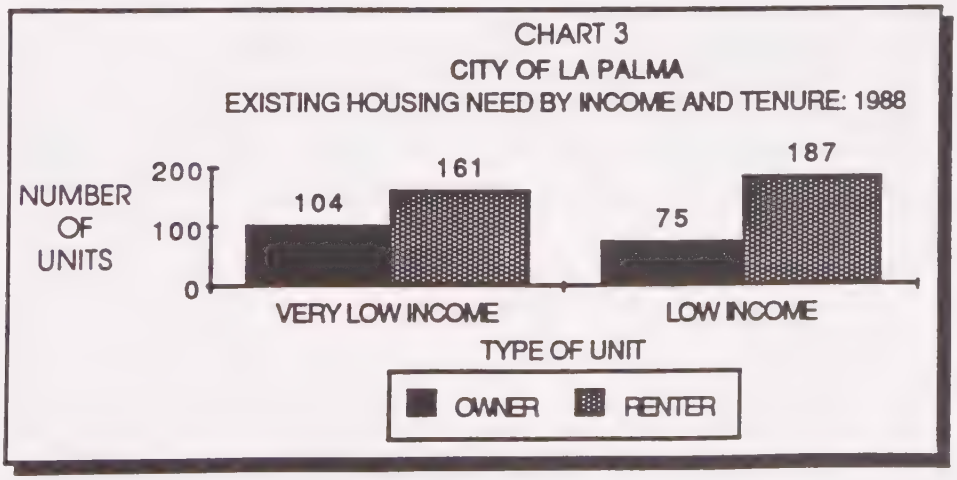
California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for estimating the existing and future needs, in quantifiable terms, for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. The need estimate is based on the number of lower income households that were overpaying in 1980 and updated by the percentage increase of all households during the ensuing eight years. According to the RHNA, there are 527 resident lower income households paying 30% or more of their income on housing costs. This number equals 10.9% of La Palma's total resident households. The income and tenure distribution of these 527 lower income households is listed in Table 4.

TABLE 4
CITY OF LA PALMA: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1988

	Owner	Renter	Total
Very Low Income (0-50% of median income)	104	161	265
Low Income (50% - 80% of median income)	75	187	262
Total:	**179**	**348**	**527**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988.



Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

> "Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."[1]

1. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

> The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.

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1 State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

> General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.[2]

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the 1980 Census, there were 477 persons in La Palma with a work disability, which was defined as a physical condition that impeded a person's ability to work. Of this total, 31.9% (152) of the persons with a work disability were prevented from working. There are no income data reported in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped condition that are residing in La Palma.

The Federal Rehabilitation Act of 1973, Section 104.3 (j) defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such as impairment, or is regarded as having such an impairment". According to a county-wide needs assessment conducted by United Way in 1986, there are approximately 300,000 permanently disabled persons residing in Orange County. The State Department of Rehabilitation estimates that there are approximately 230,000 Orange County residents who are physically disabled and 130,000 persons who are developmentally disabled. According to these sources, nearly 60,000 persons in Orange County are both physically and developmentally disabled. It is estimated that 15% of the overall county population is disabled.

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2 The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

In 1988, the Dayle McIntosh Center for the Disabled conducted a county-wide needs assessment to determine the highest areas of concerns among persons with disabilities living in Orange County. Housing was rated the number two concern of the 33 separate issues ranked by respondents. The two most prevalent housing needs for persons with disabilities are accessibility and affordability, according to the Dayle McIntosh Center. Individuals who are mobility impaired usually need housing that can accommodate wheelchairs or has level entry ways and no interior or exterior stairs.

In 1985, the State of California adopted building regulations that required that any development with five or more units of multi-family rental housing must include adaptability features to facilitate accessibility. Although these regulations have resulted in some new rental units that are partially accessible, developers may apply for a hardship waiver to avoid the inclusion of such features. Some developers may apply the required funds to only one aspect of accessibility, such as an exterior ramp, but would still fail to take into account interior design. The accessible housing stock has not increased significantly in the last decade, according to the Dayle McIntosh Center for the Disabled.

The Center for Vocational Education for the Handicapped estimates that only one third of the adult disabled population is employed. A majority of Orange County's handicapped residents' income fall below 50% of the County's median income. As recipients of public assistance, many disabled persons receive fixed incomes that average $650 per month, which places them at a disadvantage when faced with inflation and rising home costs. Since most disabled persons cannot qualify for home ownership they are forced into the already crowded rental housing market.

The California State Rehabilitation Department was contacted to determine whether that agency maintains City specific data on handicapped persons. The Department staff indicated that assumptions could not be made from their client base as it represents only a portion of the handicapped individuals in each community. The

Rehabilitation Department provides vocational rehabilitation to disabled youths and adults. The client base changes frequently and their housing needs vary greatly, depending on the disability. The Department staff suggested a guideline of approximately 10% handicapped in any given population which yields an estimated 485 handicapped households for La Palma.

The State Rehabilitation Institute was contacted regarding handicapped data. That agency provides out-patient rehabilitation and adult day care. No data are kept on a City specific basis.

The Dayle McIntosh Center also states that there is a need for residential facilities to house persons who are unable to live independently or who need supervision or skilled nursing care. There is a severe shortage of congregate care facilities, board and care homes, and convalescent centers. Age appropriate placement is seldom possible. This is particularly crucial to the aging parents of adult disabled children or to newly disabled individuals who have not acquired the skills to maintain an independent lifestyle.

Staff of the Dayle McIntosh Center was contacted for additional information regarding housing needs of the handicapped. The staff contacted indicated that most of the Center's clients are recipients of Social Security or Social Security Disability Insurance (SSDI). The majority are unable to work while some can work only part time. Affordability is the greatest housing problem facing the handicapped, according to the DMC staff.

Another key concern is wheelchair accessibility. Legal requirements for handicapped access are fairly recent. Older housing, which is typically the only housing a handicapped person can afford, is not designed to accommodate a wheelchair. The Dayle McIntosh Center does not maintain data on the number of handicapped persons needs on a city specific basis. During 1988-1989, clients received 1,899 housing referrals and 198 clients were placed in permanent housing. These factors can vary widely throughout the county. Client demographics for the 1988-1989 fiscal year are listed below.

Ethnicity		Age	
White	76.1%	0 to 20	6.0%
Black	5.1%	21 to 40	45.0%
Hispanic	9.8%	41 to 60	29.0%
Asian	3.0%	61 +	17.0%
	17.0%	Unknown	3.0%
Native American	1.0%		
Other ethnicities	2.0%		
Unknown	3.8%		

Income Source		Gender	
		Male	49.3%
SSDI	12.0%	Female	50.7%
SSI	33.0%		
AFDC/GA	5.0%	Income Level	
VA/WC/Pension	5.0%		
Employment	17.0%	Below Poverty	23.0%
Other Income	16.0%	At Poverty	49.0%
No Income	9.0%	Median Income	11.0%
Unknown	3.0%	Above Median	7.0%
		Unknown	10.0%

Consumers by Disability		Place of Residence	
Physical	56.1%		
Hearing	27.3%	Anaheim	14.7%
Mental	6.4%	Garden Grove	11.2%
Visual	5.9%	Santa Ana	10.8%
Developmentally		Huntington Beach	9.0%
Disabled	4.3%	Orange	9.1%
Multiply Disabled	27.0%	No address (homeless)	17.2%
		Other Orange County	26.0%
		Outside Orange County	3.0%

2. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 361 persons who were 65 years of age or older which represented 2.3% of La Palma's total population. The list below reports on the age distribution of all persons 65 years + old in 1980:

Age Group	Male	Female	Total	Percent
65-69	44	122	166	46.0%
70-74	63	64	127	35.2%
75-79	24	32	56	15.5%
80-84	-0-	7	7	1.9%
85+	-0-	5	5	1.4%
	131	230	361	100.0%

The majority of the senior citizens are women; a female to male ratio of 1.76 exists among La Palma's seniors.

Most of the seniors 65+ are not in the labor force and earning an income as illustrated by the statistics below:

	Male	Female	Total	Percent
Seniors in the labor force:	39	12	51	14.1%
Seniors not in labor force:	92	218	310	85.9%
	131	**230**	**361**	**100.0%**

The mean incomes for households in various age brackets is available from the 1980 Census and are listed below:

Age of Householder	Mean Income
65+	$26,933
45-64	$38,852
25-44	$32,132
15-24	$20,218
Total Households:	**$33,938**

In 1980, there were 20 persons 65 years and older whose annual income was below the official poverty level. Another housing need indicator is tenure; of the City's 138 senior households 82.6% were owners and 17.4% were renters. An estimated 8% of all senior households lived alone.

Tenure and income have a great influence on the housing needs of La Palma's seniors. As noted above, most of the City's seniors reside in owner-occupied housing which means that Federal financial assistance programs are unavailable to these households. The monthly owner housing costs of seniors, according to the 1980 Census, are listed below:

	Number of Households	Percent
Less than $100	6	5.6%
$100-199	37	34.3%
$ 200-299	17	15.7%
$ 300 +	48	44.4%
	108	100.0%

The majority of senior owner households had monthly housing costs of less than $300 in 1980, among the lowest of all households. While some of these seniors may need financial assistance, owner households typically are ineligible for housing cost subsidies in their existing housing.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households. In 1980, there were 24 senior renter households and there is in 1989 an estimated 25 to 30 such households based on population growth during the past nine years. Additional rental assistance resources would benefit the balance of senior households that are overpaying and other elderly persons that may desire to shift tenure.

A drawback of the above analysis is that the data are from the 1980 Census and the extent of in- and out-migration by seniors during the past nine years is unknown. Another consideration is the difference in size between the 55-64 (N = 769) and 65+ year age groups (N = 361) in 1980. Most of the population in the 55-64 age group now would be 65 years or older. Thus, it is possible that the City has more seniors than nine years ago when the Census was taken.

3. Overcrowded Households

Overcrowding is one result of the shortage of space. The most often-used indicator of overcrowding relates the number of rooms and persons in a housing unit. In fact, the overcrowding indicator cited by the 1977 Housing Element Guidelines is "...the number of housing units with 1.01 or more persons per room." An "overcrowded" housing unit, however, does not infer inadequate physical condition; rather, with fewer persons it becomes "uncrowded." Overcrowding is more appropriately considered a household characteristic (instead of a housing condition) and falls within the meaning of special housing needs much as large families are so considered.

Over the past few decades "overcrowding" was considered to be caused by the financial inability of households to buy or rent housing units having enough space for their needs. Some population groups, though, prefer to live in large families. From a statistical viewpoint, these families could be considered overcrowded. Overcrowding also may be a temporary phenomena since some households will move to larger housing units to meet space requirements.

According to the 1980 Census only three percent of the City's households were overcrowded. Of the 140 overcrowded households, 65% were owners and 35% were renter households. If a straight-line extrapolation is used, based on the City's growth rate since 1980, the number of overcrowded households is estimated to have increased to 147.

	Owner	Renter
1.01-1.50 persons per room	72	31
1.51+ persons per room	19	18
	91	49

4. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 157 La Palma residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farmworker households. The distribution of the 157 workers is as follows:

▪ Farm Managers	-0-
▪ Other Farm Workers	-0-
▪ Related Agriculture	66
▪ Forestry and Logging	-0-
▪ Fishing, Hunting and Trapping	-0-
	66

Estimates of the housing assistance needs of farm workers were developed by the Southern California Association of Governments in 1983. These estimates indicated that there were 10 resident farm worker households with housing assistance needs. Continuing urbanization in and around La Palma has reduced agricultural production and the farmworker population. Thus, farmworker households constitute a very small percentage of the City's total households with assistance needs.

5. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population confirms this trend. According to Federal census data, the City of La Palma had 681 female head of households. The number of female head of households represents 14.7% of all the City's households as of 1980; this percentage applied to the 1989 population yields an estimated 715 female head of households.

The 1980 Census also reported on the status of all female persons 15 years or older, as identified on the following page in Table 5.

TABLE 5
CITY OF LA PALMA: STATUS OF FEMALE PERSONS – 1980

	Number	Percent
▪ Single female	1,339	23.5%
▪ Married female	3,621	63.4%
▪ Divorced/separated	512	9.0%
▪ Widowed	236	4.1%
	5,708	100.0%

Source: 1980 Federal Census of Population and Housing.

The majority of female households were in the labor force as of the 1980 Census. The median family income of female householders is compared to other householders below:

	Married Couple Family	Male Householder No Wife Family	Female Householder No Husband Family
With Children <6 yrs.	$28,671	$16,250	$6,786
With Children 6-17 yrs.	$37,434	$34,000	$15,882
Without Own Children	$33,509	$22,321	$16,361

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now nine years old, indicates that 19.6% of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 990 large-family households residing in La Palma as of January 1989. Ninety-six percent of all large families live in owner-occupied units.

TABLE 6
CITY OF LA PALMA: HOUSEHOLD SIZE -- 1980

Number of Persons in Household	Number of Households	Percentage Distribution
1	441	9.5%
2	1,059	22.8%
3	974	21.0%
4	1,259	27.1%
5+	907	19.6%
	4,640	100.0%

Source: 1980 Federal Census of Population and Housing.

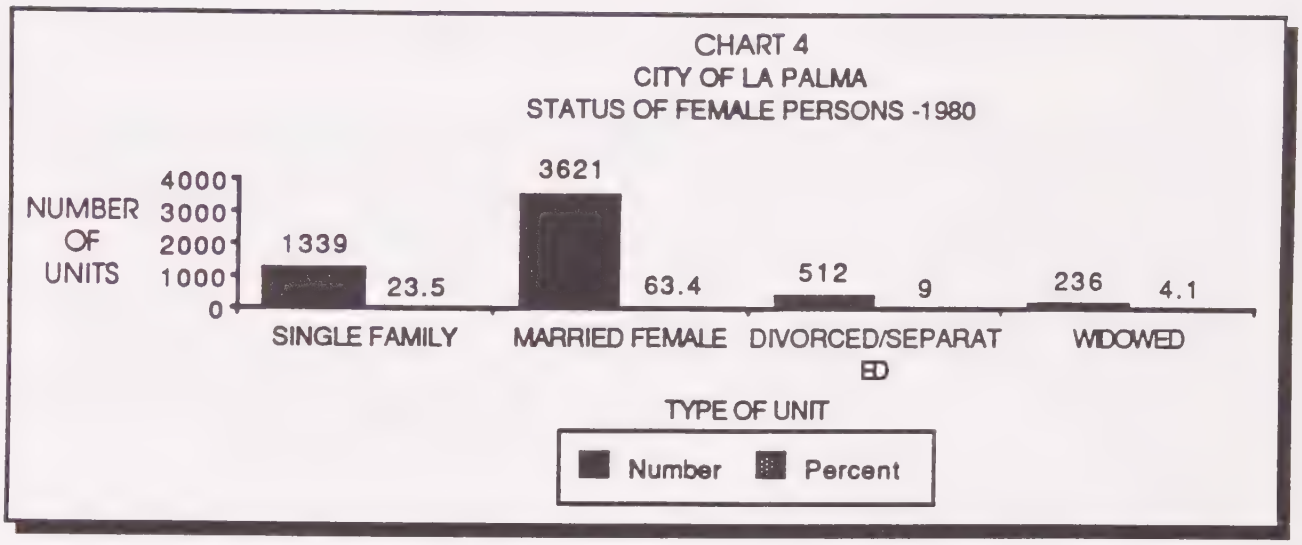


CHART 4
CITY OF LA PALMA
STATUS OF FEMALE PERSONS -1980
NUMBER OF UNITS
4000
3000
2000
1000
0
1339
23.5
3621
63.4
512
9
236
4.1
SINGLE FAMILY
MARRIED FEMALE
DIVORCED/SEPARATED
WIDOWED
TYPE OF UNIT
Number
Percent

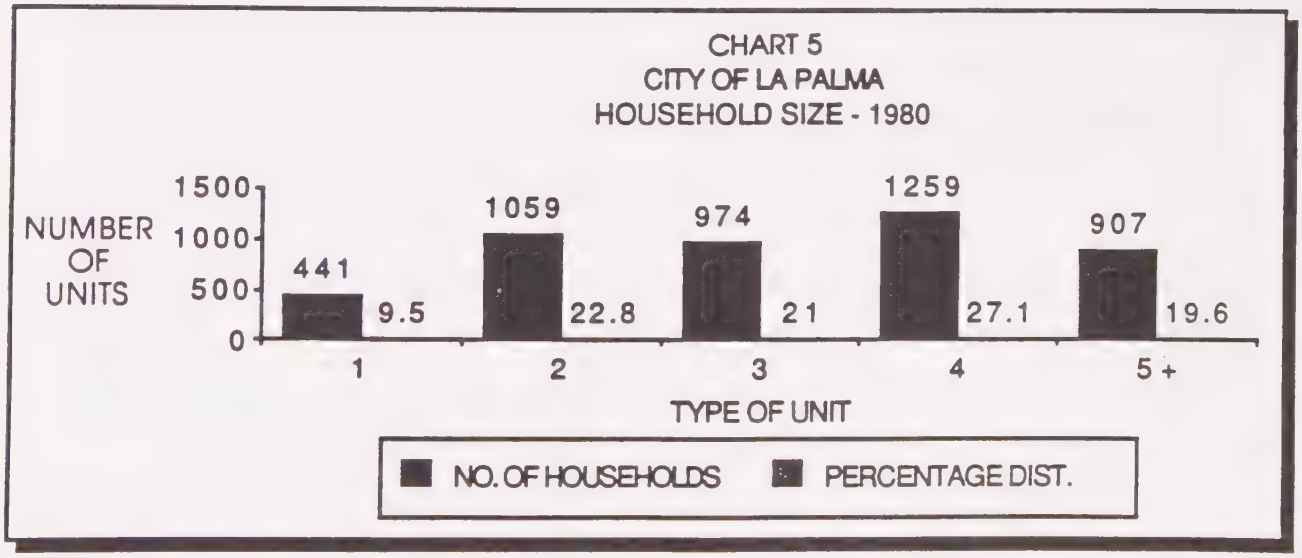


CHART 5
CITY OF LA PALMA
HOUSEHOLD SIZE - 1980
NUMBER OF UNITS
1500
1000
500
0
441
9.5
1059
22.8
974
21
1259
27.1
907
19.6
1
2
3
4
5 +
TYPE OF UNIT
NO. OF HOUSEHOLDS
PERCENTAGE DIST.

7. Homeless/Emergency Shelter

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

Estimates of homeless persons and families are difficult to compute in the manner specified for community housing elements. Recent amendments to housing element law require local governments to plan for the provision of homeless shelters and transitional housing. As stated above, the housing element law was expanded to require the quantification of the homeless population and an analysis of the needs of those seeking emergency shelter and transitional housing.

According to the State Department of Housing and Community Development, an element should include an estimate or count of the daily average number of those seeking emergency shelter and transitional housing and, if possible, the number of single males, single females, mentally ill, or any other categories which influence the type of program response needed. The housing element, according to the State D/HCD, also should identify adequate sites to provide emergency shelter and transitional housing to meet identified need.

In 1987, the Southern California Association of Governments (SCAG) conducted a survey of homelessness in the region. Listed below are the estimated ranges for the cities responding to the survey questionnaire.

No. of Homeless	No. of Cities
0	10
1-25	31
26-100	15
101-250	14
251-500	3
501-1,000	0
1,001+	6

Respondents were asked to break down their homeless population by subgroup where possible. In more than half the cases, the respondents did not provide estimates of subpopulations. The following is the average percentage reported by jurisdictions for each of the sub-groups named.

	Average Percent	No. Responses
Veterans	16.2%	19
Elderly	10.1%	23
Single Persons	63.3%	37
Persons in Families	21.8%	38
Mentally ill	29.1%	29
Alcohol Abusers	40.8%	33
Substance Abusers	26.9%	28
Children	16.4%	30

In May 1985, the Orange County Homeless Coalition completed a survey of the homeless at provider sites. The survey indicated that during the month 3,169 individuals sought help from service providers and needed shelter or permanent housing in Orange County. Of the total individuals, 1,176 (37%) were children and (66%) of the total had lived in Orange County for 10 years.

The homeless are in need of permanent, affordable and decent housing, and may need other supplemental services such as food, subsidized child care, housing search assistance, and employment training. Eighty-five percent of those interviewed in the Homeless Survey indicated they were "sometimes or frequently hungry."

The County's Comprehensive Homeless Assistance Plan indicates:

> "In order to efficiently deliver the needed services to the homeless, it is necessary to develop an overall interjurisdictional information exchange network, with coordination and cooperation between governmental jurisdictions at all levels to address the needs of homeless. Since many services are provided by locally based non-profits, they should be included in any networking exchange system."

Chart 6 identifies social service agencies providing services to homeless individuals and families in Orange County.

CHART 6
ORANGE COUNTY INVENTORY OF FACILITIES AND SERVICES FOR THE HOMELESS

		BEDS
1.	Women's Transitional Living Center (domestic violence)	75 beds
2.	Christian Temporary Housing Facility	60 beds
3	Interval House (domestic violence)	24 beds
4.	Orange Coast Interfaith Shelter	20 beds
5.	Dayle McIntosh Center (handicapped)	6 beds
6.	Episcopal Service Alliance, Martha House (women)	10 beds
7.	Orangewood (dependent children)	186 beds
8.	Emergency Shelter Housing (children)	98 beds
9.	Irvine Temporary Housing	20 beds
10.	Brother of Charity	30 beds
11.	YWCA (women)	20 beds
12.	Salvation Army	76 beds
	Subtotal:	605 beds

		SPECIALIZED BEDS
1.	Alcohol Program (39 detox, and 115 recovery beds)	154 beds
2.	Drug Residential Program	131 beds
3.	Psychiatric Inpatient Hospitalization	299 beds
4.	Transitional Living Center (mentally ill adults)	30 beds
	Subtotal:	634 beds
	TOTAL:	1,199 BEDS

Source: Orange County Housing Element, July 1989.

Existing data regarding homeless persons in the City of La Palma was collected in late 1989. Both the La Palma Recreation Community Services Department and the Police Department were contacted to determine if these agencies knew of homeless persons in the community. Neither agency knew of any homeless persons residing int he community nor had they received requests for emergency shelter. The three churches in La Palma were also contacted regarding homeless persons. None of the churches knew of any persons in need of shelter. Thus, there are no identified homeless persons or families living in La Palma on a temporary or permanent basis.

Shelter providers in proximity to La Palma were contacted to determine whether they serviced clients from the City of La Palma. The Orange Coast Interfaith shelter in Costa Mesa provides both emergency shelter (7 days maximum) and temporary shelter (7 months maximum). The shelter utilizes a 9-unit apartment complex to serve 65-70 people. Remodeling is in process to expand the shelter capacity to 100 persons. Orange Coast Interfaith maintains a record of each client's last residence by City.

Salvation Army Hospitality House in Santa Ana provides emergency shelter for a maximum of three nights. Many of their clients are from out of state. The shelter is located in proximity to a Greyhound bus terminal. The majority of clients are single men. The shelter also serves single women and families. Maximum capacity is approximately 50 persons. Hospitality House has not tabulated data regarding the previous residence of their clients.

New Vista in Fullerton provides temporary shelter for families with children for up to 60 days. Single parents are accepted. New Vista can accommodate a maximum of eight families. The shelter serves persons mainly from Orange County. They do not have any city specific data regarding their clients.

SUMMARY AND CONCLUSIONS

The following need groups have been analyzed in the previous pages; need estimates as previously stated were drawn from the 1980 Census.

1. Existing Lower-Income Households Overpaying: 527 total
348 renter
179 owner

These households are in need of rental assistance to reduce housing costs below 30% of their income.

2. Handicapped Households: 485 handicapped households

Some of households are paying more for housing than they can afford for their housing costs. The major needs of this household group includes affordable and accessible existing housing units. Based on the City's population growth rate since 1980, the current estimate of handicapped households is 485.

3. Senior Households

Seniors comprise about 2.3% of the City's population. Some of the seniors need rental assistance to reduce their housing costs and still others need new housing more suited to their needs. However, seniors do not comprise a large proportion of the needy households in La Palma.

4. Overcrowded Households

Overcrowding is not a severe problem in La Palma. Overcrowding is used as a "solution" to high housing costs. The basic needs of this group are typically "more space" and reduced housing costs. The majority of overcrowded households were owners and therefore, ineligible for financial housing assistance. Some overcrowded owner households may benefit from the City's rehabilitation programs.

5. Farm Worker Households

It is estimated that there are 10 farm worker households needing assistance is La Palma. There is no need for new permanent farm worker housing, however, due to low demand and decreasing agricultural production in northwest Orange County.

6. Female Head of Households

About 14.7% (715) of all the City's households in 1989 are headed by females. Some of these are included in the number of lower income households that are overpaying; therefore, rental assistance needs as well as homeownership programs could be of value to these households.

7. Large Families

About 19.6% of all the City's households are large families (5+ persons). The number of large families is more than the number of overcrowded households. Still, a few large families may need rental housing with more bedrooms and financial assistance to reduce housing costs. Only four percent of La Palma's large family households were living in renter-occupied dwellings, according to the 1980 Census.

8. Homeless

Interviews with City departments and churches reveals that there are no homeless persons and families in the City.

PROJECTED HOUSING NEEDS

Introduction

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

Population and Employment Trends Analysis

During the 7-1/2 years between April 1980 and January 1988, the population of La Palma increased from 15,397 to 16,100 or 703 persons. Table 7 summarizes the population trends since 1980.

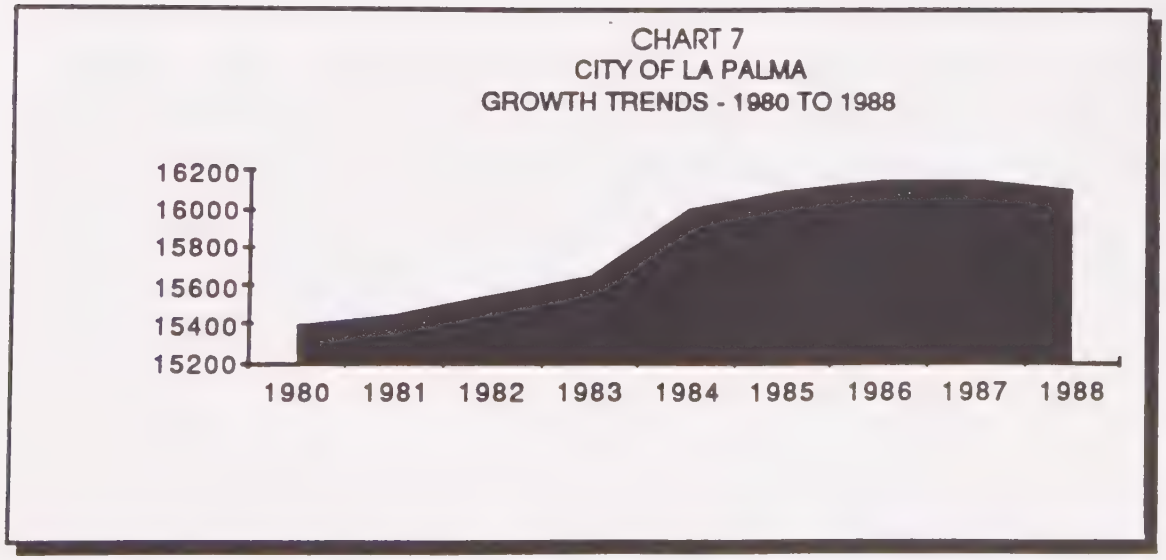
Long-range employment projections are subject to several variables, particularly future land use decisions, character of office and light industrial growth and labor intensity ratios (e.g., number of workers per 1,000 square feet). It is necessary to revise official job forecasts as the assumptions under which they are developed are changed. According to SCAG, the City of La Palma is projected to have an increase of 2,590 jobs between 1984 and 2010. This translates to a 59% increase during the 26-year time span. The new Centerpointe Development is estimated to add 3,000 jobs in the City at ultimate development. Centerpointe is a three-phase project and soon will be completed.

TABLE 7
CITY OF LA PALMA: POPULATION TRENDS – 1980 TO 1989

Year	Population	Incremental Increase	Cumulative Increase
1980	15,397	--------	--------
1981	15,450	53	--------
1982	15,550	100	153
1983	15,650	100	253
1984	16,000	350	603
1985	16,100	100	703
1986	16,150	50	753
1987	16,150	-0-	753
1988	16,100	50	703
1989			

Source: U.S. Census of Population and Housing, April 1980.
State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1988, (as of January 1 each year).

Table construction by Castaneda & Associates.



Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the State housing element law, must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, ". . . a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria " set forth by the State Department of Housing and Community Development. In the case of La Palma, this appropriate council is SCAG.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

"Future Need" is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in State law that must be considered in the Future Need calculations. These are:

- "Very Low" -- less than 50% of the Orange County median income
- "Low" -- 50% - 80% of the Orange County median income
- "Moderate" -- 80% - 120% of the Orange County median income
- "High" -- more than 120% of the Orange County median income

According to SCAG:[3]

> "Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied." (emphasis added)

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3 Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further "impaction," or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Use of RHNA Numbers

According to SCAG:[4]

> ". . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law."

Future Need

As explained earlier, future needs identifies the number of housing units (by income level) that should be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their Housing Elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need . . . "

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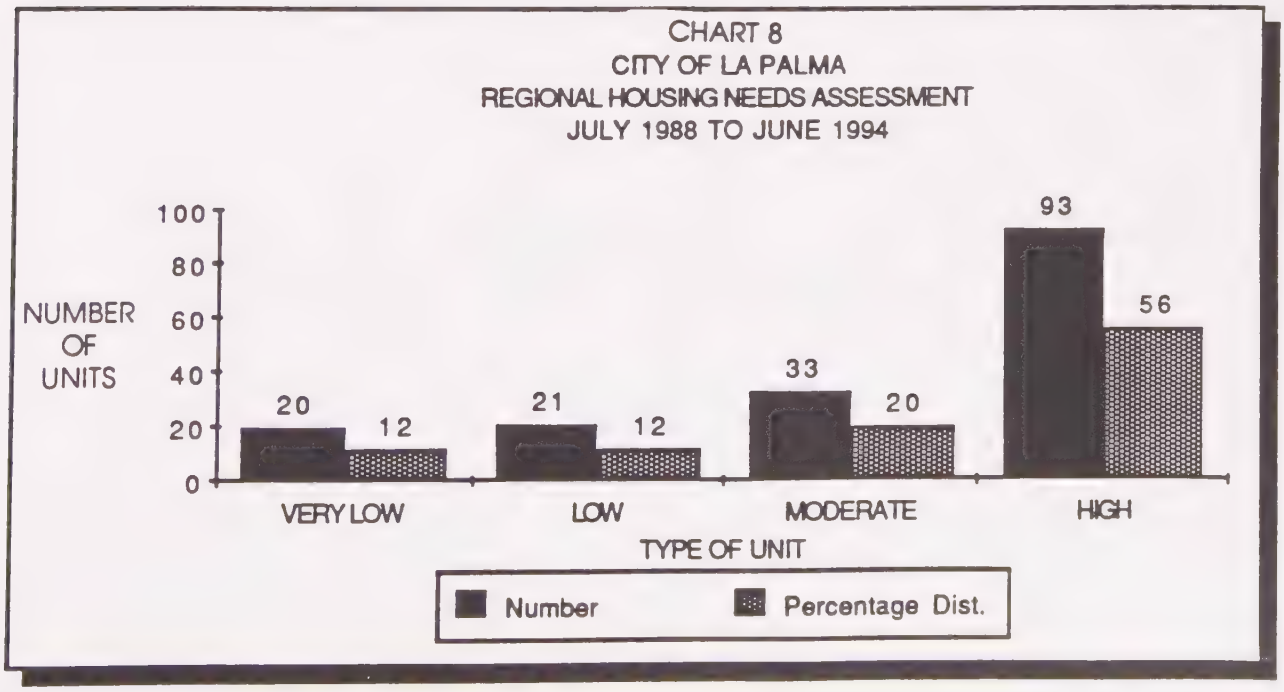
4 Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

Table 8 indicates the projected housing needs through mid-year 1994. The projections indicate a need for 126 market rate housing units during the planning period for moderate and high income households. In addition, the RHNA forecasts a need for 41 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

TABLE 8
CITY OF LA PALMA: REGIONAL HOUSING NEEDS ASSESSMENT
JULY 1988 TO JUNE 1994

Income Level	Number	Percentage Distribution
Very Low	20	12.0%
Low	21	12.0%
Moderate	33	20.0%
High	93	56.0%
Total:	**167**	**100.0%**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988, as amended by SCAG Memorandum to Executive Committee dated December 15, 1988



ENERGY CONSERVATION IN NEW DEVELOPMENT

Under current law, the housing element must include the following:

> "Analysis of opportunities for energy conservation with respect to residential development." (Section 65583 (a) (7)).

In relation to new residential development, and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should result in reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way of achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

The City enforces Title 24 of the California Administrative Code concerning energy conservation. As a matter of public policy, the City requires solar panels on all new housing.

INTRODUCTION

This section of the Housing Element provides an inventory of resources and constraints relevant to addressing La Palma's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

The State housing law contains several provisions that pertain to the adequacy of sites to accommodate housing needs. The three major provisions are noted below:

> "The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

> "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

> "Identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals."

Land Use Criteria – State Attorney General's Opinion

In October, 1987, an interpretation of the State Housing law by the Attorney General added new insight on how the Councils of Government must determine a locality's share of regional housing need. The question posed to the Attorney General was as follows:

> Must the availability of suitable housing sites be considered based upon the existing zoning ordinances and land use restrictions of the locality or based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions? (emphasis added)

The Attorney General's Opinion[5] in regard to this important question is as follows:

> We find no indication in Section 65584 that current zoning ordinances and land use restrictions are to limit the factor of "the availability of suitable sites". A housing site would be unsuitable based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The planning process of Sections 65583 and 65584 contemplates an identification of adequate sites that could be made available through different policies and development standards. Existing zoning policies would be only one aspect of the "available data" upon which the factor of "the availability of suitable sites" is to be considered under Section 65584.

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5 Opinion of John K. VanDeKamp, No. 87-206, September 29, 1987.

> Our construction of Section 65584 is consistent with the goals of the statutory scheme as a whole (S.S. 65580-65589.8) and the particular requirements specified for housing elements (S. 65583). The legislation has as its primary purpose "to expand housing opportunities and accommodate the housing needs of Californians of all economic levels." (S. 65580, subd. [b]). Cities and counties are directed to "recognize their responsibilities in contributing to the attainment of the state housing goal." (S. 65580 subd. [a]). Each local government is "to cooperate with other local governments and the state in addressing regional housing needs." (S. 65580, subd. [e]). Allowing a city or county to prevent being allocated a share of the regional housing needs through restricted zoning ordinances would be contrary to the manifest intent of the Legislature.

Site Inventory

Meeting the projected housing needs, as constructed by SCAG, is implausible in La Palma. During the next five years, the SCAG projections indicate a need to accommodate the production of 167 housing units. Residential development is permitted in the City at densities of 6 and 14 dwelling units per gross acre. These density ranges can be used to compute the rough order acreage necessary to meet the "share of regional housing need" figures. A summary is presented below:

126 dwellings @ 6 dus/ac = (moderate and high income totals per Table 8)	21 acres
41 dwellings @ 14 dus/ac = (very low and low income totals per Table 8)	2.9 acres

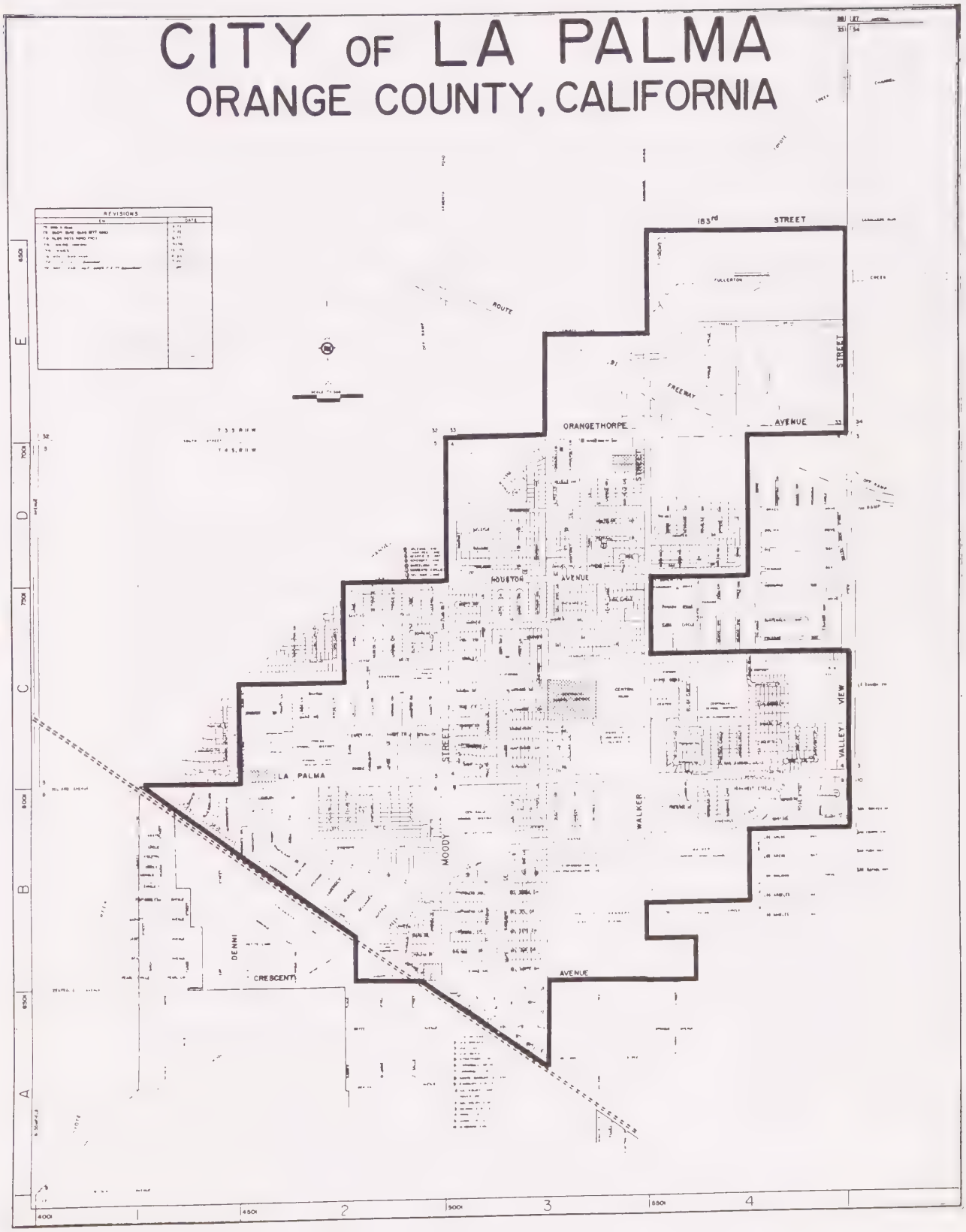
Only four undeveloped sites are available for rezoning to residential development in the City:

- Approved development of 48 single-family dwellings located at the former Centralia School site.
- C-1 zoned site near the intersection of Orangethorpe Avenue and Walker Street.
- C-2 zoned site at the intersection of Moody Street and Crescent Avenue.
- Underutilized low density residential site located on La Palma Avenue.

Exhibit 2 delineates the location of the four sites. The City's fiscal situation makes it necessary to retain the C-zoning on the two commercial sites. Less than 5% of the City's entire land area is allocated to commercial land uses. The potential sales tax revenues are particularly important to the continued fiscal health of the City.

Site	Zone Category	Housing Unit Potential	Development Expectation
Centralia School	R-1	48	48
Orangethorpe Ave. Walker Street	C-1 8,281 sq. ft.	None	-0-
Moody Street/ Crescent Avenue	C-2 1.56 acres	Possible, if rezoned	-0-
La Palma Avenue near Denni	3.77 acres	22 sfds, if possible	22 possible

Since the City of La Palma is built out and all of these sites are infill, they all have adequate services and facilities. New development will need to connect to existing water and sewer lines, for example.



Vacant Sites
City of La Palma General Plan Update

Exhibit C-2

GOVERNMENTAL CONSTRAINTS

Section 65583(a)(4) of the Governmental Code states that the Housing Element must contain an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing/permit procedures. Ordinances must be reviewed to determine whether performance would be inhibited. This section of the Housing Element must also evaluate whether City policies and practices deter the maintenance and improvement of the existing housing stock.

Land Use Controls

The City's General Plan and Zoning Ordinance point out that La Palma is predominantly a residential community; primarily containing single-family units. R-1 (Low Density Residential) is limited to a maximum of six dwellings per gross acre and a minimum lot area of 5,000 square feet. R-3 (Medium-Density Residential) is limited to a maximum of 14 units per gross acre.

Building Codes and Enforcement

With respect to new development, the City enforces the Uniform Building Code as well as other model codes pertaining to plumbing, electricity and the like. Existing housing in the City does not exhibit significant quality problems. The City has not adopted local amendments to Statewide codes. It has been noted that the City does not have housing quality problems; therefore, there is no need for an expansive code enforcement program.

Site Improvements

There only is one approved and one underutilized site in the City. Thus, site improvement requirements are not a significant factor associated with future residential development.

Fees and Exactions

Table 9 lists the City's fees and exactions pertinent to residential development. New housing construction is limited in the City and consequently fees do no have the same impact as in a growth community.

Processing and Permit Procedures

As explained earlier, there is only one underutilized residential site in the City. Thus, processing and permit procedures does not impact significantly future residential development.

TABLE 9
CITY OF LA PALMA: SCHEDULE OF FEES – 1989

Service	Fee
Appeal to City Council	175.00
Environmental Assessment	105.00
Environmental Impact Report Review	520.00
Tentative Parcel Map	427.00
Tentative Tract Map	487.00
Final Parcel or Tract Map	300.00+ $7 over 4
General Plan Amendment	505.00
Zone Change	501.00
Research Assessor's Parcel Listing (City only)	23.00
Research Assessor's Parcel Listing (Other City)	46.00
Type Ownership Labels	23.00\
Photocopies	1.50 first set + .05 each add'l
Blueprints	3.00/sheet
Plans and Specifications:	If sent to blueprint company, the cost shall be the cost from blueprint company plus $1.50 1st set; otherwise $0.05 per page plus $3.00 per blueprint sheet.
Plans and Specifications for Project under $10,000	No Charge
Weed Abatement	Contractor Cost + ratio of City's cost
Improvement Plan Check and Inspection	4.5% of estimated construction cost
Waiver of Parking Restriction (Section 16-34[c])	94.00

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints, within the context of the housing element legislation, consist of financing, land and construction costs. Usually, these factors are considered market conditions and also may include the prices and rents charged in the marketplace.

Financing Costs

The Bank of America is the only institution in La Palma that is aware of the information required under the Federal Home Mortgage Disclosure Act and Community Reinvestment Act. The local branch referred the data request to the San Diego branch. The personnel of that branch indicated that data are compiled from time to time and is obtained from the San Francisco headquarters.

It is doubtful that interest rates and terms differ in different neighborhoods of the City because most of the housing is single-family, of adequate to superior quality, and generally built within the same time span.

Financing costs are only partially pertinent since the sales activity in the City is primarily limited to the resale market. The terms and conditions of financing will thus be varied depending on seller motivations. Table 10 indicates the monthly payments for various mortgage amounts and interest rates.

Land Costs

As observed earlier, the cost of land only is particularly relevant to one site which is underutilized. The value of this site is unknown at this time. Other sites within a short distance have sold for prices that make low-cost, affordable housing exceedingly difficult.

TABLE 10
CITY OF LA PALMA: MONTHLY PAYMENTS FOR VARIOUS MORTGAGE AMOUNTS AND INTEREST RATES (30-YEAR, FIXED)

	Mortgage Amount				
Interest Rate	$80,000	$100,000	$120,000	$140,000	$160,000
9.5%	672.68	840.85	1,009.03	1,177.20	1,345.37
10.0%	702.06	877.57	1,053.09	1,228.60	1,404.11
10.5%	731.79	914.74	1,097.69	1,280.64	1,463.58
11.0%	761.86	952.32	1,142.79	1,333.25	1,523.72
11.5%	972.23	990.29	1,188.35	1,386.41	1,584.47
12.0%	882.89	1,028.61	1,234.34	1,440.06	1,645.78
12.5%	853.81	1,067.26	1,280.71	1,494.16	1,707.61

Construction Costs

There are no recently constructed single-family or apartment developments in La Palma. The Southern California Research Council monitors construction costs for both single-family and low rise apartment buildings. The single-family dwelling is an average quality structure of 1,570 square feet and garage of 447 square feet. The low rise apartment building is a three-story structure of 28 one and two bedroom units. The trends in construction costs are noted below:

Single Family		Apartment Building	
Year	Square Foot Cost	Year	Square Foot Cost
1975	$18.66	1976	$17.09
1980	$32.16	1980	$26.71
1989	$43.14	1989	$35.85

Prices and Rents

Rental housing includes both single-family homes and apartments. A random survey of newspapers revealed the following rent distribution for single-family homes:

- 3-bedroom $1,050.00
- 3-bedroom $1,350.00
- 4-bedroom $1,350.00
- 4-bedroom $1,455.00

Thus, rented single-family homes are out of the economic reach of lower income households.

There are three apartment complexes in the City, including Suntree, Casa La Palma and Brookside Apartments. The rental distribution in the Suntree is:

- $625 -- 1-bedroom with den
- $659-$705 -- 2-bedrooms

The monthly rents are within the limits of the section 8 rental assistance program. The rental rates per month for the Casa La Palma Apartments is:

- $710-750 -- 2-bedrooms
- $890-895 -- 3-bedrooms

The Brookside Apartments have the following rent distribution:

- $610-650 -- 1-bedroom
- $735-845 -- 2-bedrooms

Table 11 lists the limits for very low and low income households. Table 12 reports on the fair market rent schedules in Orange County.

TABLE 11
CITY OF LA PALMA: ORANGE COUNTY – VERY LOW AND LOW INCOME LIMITS – FISCAL YEAR 1989

Household Size	Very Low	Low
1	$16,400	$23,800
2	18,750	27,200
3	21,100	30,600
4	23,450	34,000
5	25,350	36,150
6	27,200	38,250
7	29,100	40,400
8	30,950	42,500

Source: U.S. Department of Housing and Urban Development, Annual Income Limits by Household Size for the Southern California Metropolitan Area, Fiscal Year 1989.

TABLE 12
CITY OF LA PALMA: ORANGE COUNTY – FAIR MARKET RENT SCHEDULES OCTOBER 1988

▪ Efficiency	$553.00
▪ 1-Bedroom	$671.00
▪ 2-Bedrooms	$790.00
▪ 3-Bedrooms	$987.00
▪ 4-Bedrooms	$1,106.00

Source: U.S. Department of Housing and Urban Development, FY 1989 Fair Market Rents as of October 1, 1988.

INTRODUCTION

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

(a) "Effectiveness of the element" (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints.)

(b) "Progress in implementation" (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

(c) "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

ELEMENT EFFECTIVENESS/RESULTS

The City's current Housing Element was adopted on December, 1984. Table 13 lists all of the goals, objectives and policies contained in the 1984 Housing Element. Additionally, each is analyzed in terms of the appropriateness to retain in the updated Housing Element.

TABLE 13
CITY OF LA PALMA: 1984 HOUSING ELEMENT POLICY DIRECTION
HOUSING AVAILABILITY AND PRODUCTION

GOAL	OBJECTIVES	POLICIES	APPROPRIATENESS
Promote and encourage a supply of housing suitable to the needs of and sufficient in number to serve existing and projected residents of La Palma.	Promote and encourage construction of new housing units on suitable vacant and under-utilized property until such time as all vacant or under-utilized land has been developed.	Promote and encourage development of housing which varies by type, design, form of ownership and size.	Recognize the limited land availability in the City and the need to emphasize housing conservation.
		Maximize use of remaining vacant land suitable for residential development.	
		Promote and encourage infill housing development and more intensive use of under-utilized land for residential construction.	
		Promote and encourage use of innovative construction methods, design standards and energy conservation techniques in new housing development.	
Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.	Promote the construction or availability of affordable houses to those with low and moderate incomes.	Pursue available housing assistance programs funded by the state and federal governments.	Retain policy to use assistance in existing rental stock.

GOAL	OBJECTIVES	POLICIES	APPROPRIATENESS
		Continue a policy of expeditious processing of residential development proposals and permits.	
	Promote the affordability of existing housing units for low and moderate-income households by capturing federal housing assistance subsidies for the benefit of eligible City residents.	Work with Orange County Housing Authority to continue to place Section 8 certificates in the community.	Emphasize this policy since some existing rental apartment housing is vacant and within the limits of the Fair Market Rent schedules.
Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently-sound housing stock.	Promote the rehabilitation of deteriorated dwellings.	Pursue housing rehab. programs offered by the state and federal governments.	Housing deterioration is not a severe problem in the City's; most needs are likely to be minor repair and fix-up.
		Cooperate with County agencies to continue to provide below-market rate rehabilitation loans for owner-occupied housing.	
		Promote utilization of rehabilitation assistance programs to alleviate over-crowded conditions.	
	Promote maintenance of currently sound housing.	Utilize public information and assistance programs to continue to encourage repair before major damage occurs.	

GOAL	OBJECTIVES	POLICIES	APPROPRIATENESS
		Encourage the "1 year warranty" programs on resale units now offered by many realtors.	
		Continue to monitor housing conditions in La Palma. If evidence of deferred maintenance increases, initiate a nuisance abatement program.	

TABLE 14
CITY OF LA PALMA: 1984 HOUSING ELEMENT
ACTION PROGRAM SUMMARY

ACTION PROGRAM	SPECIFIC ACTIONS	PROGRESS IN IMPLEMENTATION
Actions in supply of housing availability and production.	Through revisions to General Plan, sub-division and zoning ordinances, encourage the development of Planned Residential Developments, townhouses and condominiums. Investigate potential for more intensive residential development on Site #4 and #9, and promote the construction of 60 low and moderate income units on the land zoned as medium density residential.	These actions are probably not needed due to limited land availability.
	Through the sub-division and zoning ordinances, encourage the division of large lots into smaller parcels and thus encourage more intensive use of under-utilized land.	
	Through sub-division and zoning ordinances, and through the permit process, encourage use of innovative construction techniques, design standards, and energy conseration methods in new housing development.	
Actions in support of housing affordability.	Continue a public information program designed to acquaint all households in the community with available housing finance, rental assistance programs, and fair housing programs.	Update through a referral service to other local, State and County agencies.
Actions in support of maintaining and improving housing condition.	Continue a program of public information and technical assistance designed to encourage continued maintenance of currently sound housing. All households in the community should be notified at least annually.	This action is too encompassing; more limited actions are appropriate.
Continue use of Community Development Block Grant funds through Orange County for housing rehabilitation purposes.		

ACTION PROGRAM	SPECIFIC ACTIONS	PROGRESS IN IMPLEMENTATION
Continue a program to alleviate over-crowded conditions by assigning funding priority to rehabilitation cases in which bedroom additions are planned.	Continue program to promote housing accessibility for handicapped and disabled persons by assigning funding priority to housing rehabilitation cases in which accessibility improvements are planned.	Progress has yet to be determined.

The following paragraphs summarize La Palma's Housing Element Progress Report:

1. Effectiveness of Previous Element:

The 1984 Housing Element placed as unwarranted emphasis on new construction in terms of the number and types of planned policies and actions. Only 63 housing units were built under the policy guidance of the previous Housing Element. The Element was very effective with regard to addressing the City's conservation, rehabilitation and rental assistance needs. Goals, objectives and policies which related to meeting a wide diversity of housing needs were not met.

2. Progress in Implementation:

Quantitative objectives were not set forth in the 1984 Housing Element. Table 14 provides a summary of the progress in implementation of action programs and specific actions. Most of the actions pertaining to housing diversity and revisions to General Plan and zoning ordinance revisions were not met, primarily because of limited housing construction since 1984. Other actions relating to public information and technical assistance were not achieved due to the lack of funding for staff resources. The planned actions for promoting housing accessibility were not attained but will be reaffirmed as part of the update process.

3. Appropriatness of Goals, Objectives and Policies:

The previous Housing Element provides a comprehensive set of goals, objectives and policies. The previous housing goals while well-stated are not necessarily appropriate for the future given the limited range of actions possible for the City. Because of these factors, the housing goals have been concisely re-stated as five statements. Numerical objectives were missing from the previous element. This omission has been remedied in the updated Housing Element. The numerous policy statements found in the current Housing Element has been streamlined. Most policies of importance have been integrated into the 5-Year Housing Program.

INTRODUCTION

This section presents the goals and objectives of the updated Housing Element. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

> A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement and development housing.

STATEWIDE GOALS

La Palma supports and endorses the statewide housing goal "... of a decent home and a satisfying environment for every Californian . . ." In addition, the City supports and endorses the five goals incorporated in present State law pertaining to the manner in which the actions of the City of La Palma must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals are summarized below:

Statewide Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.

Statewide Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Statewide Goal 3: Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety or types of housing for all income groups.

Statewide Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Statewide Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

CITY GOALS

The following are the principal housing goals of the City of La Palma:

1. Achieve the maintenance and conservation of the existing housing stock.

2. Continue to cooperate with the Orange County Housing Authority in the provision of rental assistance to lower income households.

3. Provide the Orange County Housing Authority with apartment rental housing information to facilitate the complete use of Section 8 certificates.

4. Continue the use of Community Development Block Grant Funds for housing improvement purposes.

5. Achieve fair and equal housing opportunity throughout La Palma.

OBJECTIVES

The following are the City's objectives for the conservation, rehabilitation and construction of housing during the five-year planning period of 1989 to 1994.

1. Conserve 20 affordable housing units through the use of the Section 8 rental assistance program.

2. Rehabilitate five housing units.

3. Construct at least 48 single-family housing units.

The new construction goal is 48 housing units compared to the regional share of 167 new dwellings. This numerical target is the most realistic appraisal of construction potential in the City. There are only two additional commercial vacant sites in La Palma and it is not in the City's fiscal interest to re-zone these areas. In addition, there is one under-utilized low density residential site; however, it is unknown when this area would recycle. Finally, all other land is developed with used of adequate quality which are not likely to transition to higher intensity uses or convert from non-residential to housing development.

INTRODUCTION

According to Section 65583(c), a local housing element must include a program as defined below:

"(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b).

(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

FIVE-YEAR HOUSING PROGRAM

Local housing elements, pursuant to State law must include, a 5-Year Housing Program indicating the specific actions to be implemented. The chart on the following pages is the 5-Year Housing Program and is organized as follows:

- Program Category
- Program Descriptions
- Agency Responsible
- Funding
- Schedule
- Plan Objective

CITY OF LA PALMA: 5-YEAR HOUSING PROGRAM – 1989 TO 1994

Conserve/Improve Housing Stock

Description	Agency Responsible	Funding	Schedule	Plan Objective
▪ Code Enforcement	Building Dept. Planning Dept.	General Fund	To be continued in the next five years	Notice of violation
▪ CDBG Rehabilitation Program	County of Orange City of La Palma	Block Grants	Ongoing	5 Units
▪ Section 8 Rental Assistance -- Payment to make housing affordable to lower income households	Orange County Housing Authority	US Dept. of Housing and Community Development	To be continued during the next five years	20 assisted households
▪ Potential for other State and Federal funding sources	Redevelopment Agency Planning Department City Manager's Office	State and Federal Programs	On-going	The City will continually monitor the appropriateness of these programs to address local needs and will apply as notices of funding availability are published for those resources suitable for La Palma
▪ 20% set-aside	Planning Dept. City Manager's	Redevelop-ment Agency	12months	Complete an analysis of effective ways to utilize the City's 20% set-aside

Adequate Housing Sites

Description	Agency Responsible	Funding	Schedule	Plan Objective
■ 1989 Land Use Element --Land Use Categories --Vacant Land --Infill Sites	Planning Department	Department Budget	On-going	Consider the City's share of regional housing needs during the evaluation of requests for General Plan Amendments, Zone Changes and/or comprehensive updates of the Land Use Element
■ Public Services and Facilities --Water --Sewer --Storm Drains --Circulation	Public Works Department .Special Districts	Department Budget Special	Implementation to be continued over next five years	Continued implementation of facility Master Plans and Circulation Elements

Equal Housing Opportunity

Description	Agency Responsible	Funding	Schedule	Plan Objective
■ Environmental Impact Reports	Planning Department	Department Budget EIR costs	Project-by Project basis	Ensure the adequate availability and delivery of services and utilities prior to development
■ Refer all "red-lining" complaints to federal government as provided for in the Community Reinvestment Act (CRA).	Planning Department Block Grants	Community Development	On-going	Reduce discrimination in La Palma
■ The City will promote fair housing practices within the City to reduce the effects of discrimination based on arbitrary factors such as race, color, religion, age, sex, family size, marital status, ancestry or national origin.				Ensure no discrimination in housing programs implemented by the City.

The following paragraphs explain the 5-Year Housing Program in greater detail:

1. Section 8 Rental Assistance:

The City will distribute the results of the 1989 apartment survey to the Orange County Housing Authority (OCHA). The City Council will request the OCHA transmit information about the Section 8 programs to the on-site managers and owners of the City's apartments. In this way, the city will seek to increase the number of assisted households to 20 by 1994.

2. 20% Set-Aside Program:

Within three to six months of adoption of the Housing Element, an "Expenditure Plan" for the appropriate use of the 20% set-aside funds will be prepared. The Agency's 20% set-aside funds currently totals $850,000. It is anticipated that the Agency's Low and Moderate Income Housing Fund will increase by an estimated $200,000 to $250,000 annually. The Agency has approved the following scope-of-work to be completed in three to six months.

Phase I -- Needs Assessment: A comprehensive assessment will be made of current and projected low and moderate income housing needs in the community. Much of the preliminary work contemplated under this first phase will require working sessions with selected representatives from the Commission, City Staff and community.

Phase II -- Program Goals and Objectives: Based upon the findings determined in the first phase, a comprehensive report will be prepared recommending specific goals and objectives which are matched with identified current and projected housing needs and available and future set-aside funds. This report will serve as the basic framework for preparation of the proposed "Expenditure Plan".

Phase III -- Preparation and Presentation of Final Plan: After approval of the report of goals and objectives by the City Manager, a Draft "Expenditure Plan" will be completed.

3. State and Federal Funding Sources:

At this time, there are no additional State and Federal programs appropriately suited to address La Palma's housing needs. Legislation is constantly changing a the State and Federal levels with respect to the nature and scope of housing assistance programs. For these reasons, the 1989 Housing Element includes following plan objective:

> "The City will continually monitor the appropriateness of these programs to address local needs and will apply as notices of funding availability are published for those resources suitable for La Palma."

4. Public Services and Facilities:

Adequate and necessary infrastructure is necessary to accommodate new housing development. Because La Palma is almost built-out, future residential development in the City does not require large-scale infrastructure improvements. In addition, the City has adopted master plans for water and sewer facilities as well as roadway improvements. New residential development proposals are evaluated with respect to consistency with these master plans.

5. Environmental Impact Report:

As appropriate, EIRs may be required for any large-scale residential proposals. These could be necessary in the future if General Plan Amendments and/or zone changes are requested in the future. One of the objectives of any EIRs in the future would be to ensure the adequate availability and delivery of services and facilities.

6. Red-Lining/Fair Housing:

To enhance implementation of these objectives, the City will establish a referral network of fair housing contacts, including the Orange County Fair Housing Council, Dayle McIntosh Center and appropriate offices of the State. In the event fair housing complaints are made to the City, the staff will be aware of the proper referral contacts.

7. Emergency Shelters:

There is not a need for a site for the development of emergency shelters and transitional housing. The very limited need in the City may be met by existing resources.

8. Residential Sites:

Designation of additional residential sites is impossible within the City. The maximum number of housing sites already has been considered by the current Land Use Element and 1989 Housing Element update.

INTRODUCTION

The City of La Palma was incorporated in 1955 as the City of Dairyland. The name change from Dairyland to La Palma took place in 1965 when it became very obvious that the City would eventually become completely urbanized. The area was initially extensively agricultural with a large number of dairy farms. As gradual urbanization took place the dairies were displaced by residential development. The City is now almost completely urbanized having lost its agrarian appearance and function entirely.

The topography of the City is very flat with the only noticeable change in grade is where freeway and arterial highway interchanges occur. The City is developed primarily in single family detached dwellings. The City does not have the opportunity to extend its boundaries except for a small unincorporated area. The City is almost completely surrounded by other incorporated jurisdictions.

INTERNAL CONSISTENCY DEFINED

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirements has five dimensions with respect to the structure and content of the general plan, which is explained in the following paragraphs.

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the Land Use and Open Space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or among the elements through clear language and policy.

Consistency Among the Elements (Inter-Element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. Whenever a jurisdiction adopts a new element or amends part of a plan, it must change the rest of the plan to eliminate any inconsistencies that the new element or amendment creates. The jurisdiction should update the plan at the same time it adopts the new element or amendment, or immediately thereafter.

Consistency Within an Element (Intra-Element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. In turn, policies must form a logical basis for a general plan's implementation programs.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan. The general plan must contain a discussion of the role of area plans (if any) and their relationship to the general plan.

Text and Diagram Consistency

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan.

ELEMENT CONSISTENCY

The following is a summary of the other elements of the General Plan, with special concerns pertaining to the Housing Element:

Land Use Element

The City of La Palma encompasses a total area of 1,120 acres or 1.75 square miles and the present zoning, in accordance with the adopted General Plan, is as follows:

Low Density Residential	587.4 Acres
Medium Density Residential	22.6
High Density Residential	36.0
Commercial	55.0
Civic	3.6
Industrial	166.0
Schools	112.0
Churches	18.0
Special	10.0
Parks and Greenways	46.0
Roads and Flood Control	62.4

Noise Element

Noise contours were not developed for this Element in view of the fact that the City is practically "built-out" within the residentially designated areas and the industrial-commercial areas are not significantly impacted by traffic noise. The development of noise contours would be after the fact. A hospital and four schools are situated adjacent to arterial highways. However, these facilities are adequately set back from the street and structurally sound attenuated so that the noise levels inside these buildings are at an acceptable level.

Open Space Element

Every attempt should be made to encourage the efficient use of gas, water and electricity. There are identifiable groups of users such as public agencies, commercial, industrial and households that can be reached to encourage the efficient use of resources.

Programs should be provided by the City that would encourage the planned use of automobiles in order to recognize the need to reduce air pollution and the depletion of fossil fuels. Every effort should be made in cooperation with the Orange County Air Pollution Control District to strive for clean air and the conservative use of air polluting equipment.

Safety Element

All structures of any size, whether residential, commercial or industrial, are carefully plan checked by the Building and Safety Department (and where necessary, by Industrial Engineers) to make certain that all structures are built to withstand earthquake shock and fire. "Shear factors" are mandatorily taken into consideration in the design of all sizeable structures.

There are no faults within the City and therefore one should not expect surface ruptures to happen within the City limits. Should there be movement in the Norwalk fault there will be ground shaking. Movements of other faults within the Southern California region will also cause ground shaking. The magnitude and duration of the fault movement will determine the severity of earth shaking. It is possible, but not very probable, that a severe earthquake will affect the buildings within the City with such force that the buildings will be moved about quite severely. However, it is anticipated that none of the buildings will be destroyed. It is also possible, but not very probable, that severe ground shaking of such intensity will cause liquefaction of the earth materials on contact with the water table. The liquefaction of earth materials could cause subsidence of the surface area. Subsidence will cause building foundation damage, causing subsequent damage to the building.

TECHNICAL APPENDIX D

CITY OF LA PALMA

1990 HOUSING DATA

JULY 1992

TABLE 1
CITY OF LA PALMA
HOUSING STOCK COMPOSITION – 1990

Housing Type	Number of Housing Units	Percentage Distribution
Single Family		
Detached	3,587	72.7
Attached	320	6.5
Multi-Family		
2 to 4	82	1.7
5 - 19	239	4.8
20 - 49	30	.6
50+	643	13.0
Mobile Homes	3	.1
Other	31	.6
TOTAL:	4,935	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates

TABLE 2
CITY OF LA PALMA
OCCUPANCY STATUS OF HOUSING STOCK – 1990

Occupied	4,815
Vacant	120
For Rent	63
For Sale Only	35
Rented/Sold, Not Occupied	5
For Migrant Workers	0
For Seasonal/Recreational or Occasional Use	4
Boarded Up	0
Other Vacant	13

Source: April 1990 Census of Population and Housing
Table construction by Castaneda & Associates

TABLE 3
CITY OF LA PALMA
TENURE BY UNITS IN STRUCTURE – 1990

Units in Structure	Owner Occupied	Renter Occupied	Vacant Units	Total Units
1, Detached	3,281	249	57	3,587
1, Attached	240	70	10	320
2	1	26	0	27
3 or 4	7	48	0	55
5 to 9	15	114	5	134
10 to 19	4	78	23	105
20 to 49	1	29	0	30
50 or more	0	618	25	643
Mobilehome	3	0	0	3
Other	20	11	0	31
TOTAL:	3,572	1,243	120	4,935

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

TABLE 6
CITY OF LA PALMA
AGE OF HOUSEHOLDER BY TENURE – 1990

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
15 to 24	19	152	171	3.6%
25 to 34	311	490	801	16.6%
35 to 44	872	338	1,210	25.1%
45 to 54	1,262	164	1,426	29.6%
55 to 64	750	71	821	17.1%
65 to 74	288	15	303	6.3%
75 years +	70	13	83	1.7%
TOTAL:	3,572	1,243	4,815	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

TABLE 7
CITY OF LA PALMA
HOUSEHOLD SIZE DISTRIBUTION – 1990

Household Size	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
1	260	202	462	9.6%
2	1,002	364	1,366	28.4%
3	751	282	1,033	21.4%
4	902	239	1,141	23.7%
5	433	95	528	11.0%
6	135	38	173	3.6%
7	89	23	112	2.3%
TOTAL:	3,572	1,243	4,815	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

TABLE 8
CITY OF LA PALMA
OVERCROWDED HOUSEHOLDS BY TENURE – 1990

Household Size	Owner Occupied	Renter Occupied	Total Households
1.01 to 1.50	139	115	254
1.51 to 2.00	36	82	118
2.01 or more	3	24	27
TOTAL:	178	221	399

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

TECHNICAL APPENDIX D

CITY OF LA PALMA

RECREATION SURVEY

1991 RECREATION DEPARTMENT SURVEY

Total number of families sent survey..... 4000

Total number of families responding to survey..... 502

Age of Head-of-household:

- 25 - 29.....14
- 30 - 39.....102
- 40 - 49.....159
- 50 and over.....189

Families renting in La Palma..... 12

Families who own their own home..... 452

Number in household:

- 1 Person.....21
- 2 Persons.....136
- 3 Persons.....87
- 4 Persons.....97
- 5 Persons.....50
- Over 5 Persons.....25

Number of children/young adult in families responding:

- Preschool age.....80
- Elementary age.....162
- Jr. High/High School.....117
- 18 - 23.....105

Source of information regarding Recreation programs:

- Brochure.....211
- Street Banner.....113
- Flyers.....103
- Newspapers.....96
- Friends.....60

Participation in listed programs/activities:

- Youth Sports.....161
- Adult Sports.....64
- 5K/10K Run/Walk.....77
- Rec Classes.....187
- Day Camps.....33
- Excursions.....25
- Seniors Club.....20
- Youth Events.....51

32. We've rented facilities for family reunions and are 100% satisfied.
33. Rental hall fees are too high, forcing us to go to Cypress Community Center.
34. Ants everywhere. Playground needs to be renovated. Equipment is old.
35. The bike path looks terrible, in some areas the grass is beautiful and green, in others there is no grass.
36. I've found the softball outfield to be very hazardous and dangerous. I have heard from many other people that they agree.
37. The play equipment is very dangerous. Treehouse looks like it could fall over.
38. Need more tables in Central Park.
39. Grassy area needs to be evened out. It is dangerous to try to play sports where you might step in a hole or uneven spot.
40. We need more Bar-B-Ques and trees.
41. Playground needs complete overhaul. Not enough picnic tables or area for parties.
42. There are people that take their dogs in the park and leave a mess.
43. Not enough picnic facilities or trees.
44. More play equipment for chidren in the park.
45. The softball field outfield is terrible.
46. It would be nice if the animal waste cleanup rules could be enforced...there is dog poop everywhere.
47. Need new playground facilities because the old ones are worn out and kids could be hurt.
48. People don't clean up after their dogs, leash laws should be enforced.
49. Lately the playground has had a lot of trash on it.
50. Not enough grills in picnic area.

Classes and Programs

1. Would like to see excursions to Hollywood bowl and other places.
2. Excursions to see LA shows, etc.
3. Poker or other card games would be of interest to me.
4. More classes for kids on Saturdays/Sundays or early evening for working parents.
5. We have always been pleased with the variety of programs and events offered.
6. We have never tried any classes.
7. Programs for pre-teens; you have excellent pre-school age programs.
8. I enroll in Cypress because my children are in the Cypress School District and all their friends are there.
9. We want Senior excursions, Senior club and volunteer work.
10. Daycare for working mothers.
11. Nice program but we don't use at this time.
12. More special events in the Park itself, more programs for children in the summer and vacations. More adult sport events, you need to publicize the park and what is going on every weeks.

Rating the following Facilities/Programs continued:

	Excellent/Good	Fair/Poor
Adult Sports	49	13
Recreation Staff	73	9
Senior Club	8	
Run	16	
Arbor Day	7	
Santa's Workshop	7	
Arrival of Brochure		32

43. I would like to see some day classes incorporated.
44. I was not impressed with the Summer baseball league back in 1981 when my son then 6 yrs. joined the program. Did not appear to have a good instructional- structured program. I feel it was a waste of our time.
45. Women's basketball and geneology class.
46. Please provide more exercise programs at different times.
47. Was not able to have child enrolled in Summer '90 Day Camp as it was already filled.
48. Adult volleyball.
49. Would like to see more pre-teen, teenage programs on Saturdays offered.
50. La Palma Days should have more rides and parking on the grass.
51. Youth sports needs a little more structure and organization.
52. I would like to see more programs and crafts for a structured after-school program for children of working parents.
53. Study program for students in the La Palma Library and offer awards for those who qualify.
54. Classes are a little expensive.
55. Rec. staff should be more helpful and explain programs carefully.
56. More classes aimed at self-improvement and relationships between couples, etc.
57. No evaluation forms given out at end of aerobics classes, this sort of thing would be more constructive than a survey.
58. Variety of children's classes under 5 is very limited.
59. Tot tumbling was terrible.
60. Very disappointed in cancellation of adult volleyball.
61. More summer programs for children.
62. A larger variety of programs in the evening for those of us who work. Private tennis lessons, more walking groups.
63. We need programs for young people (kids).
64. More programs for infants and toddlers.
65. The recreation classes are too expensive.
66. More youth and adult sports.
67. We will not participate in your youth sports program again since the instructor didn't take his role seriously.
68. I appreciate the Halloween night for kids. It's better than Trick or Treat.
69. Need state and federal tax assistance.
70. Spelling tutorial services also math and reading.

Registration and the Brochure

1. We usually get the brochure after class registration day which doesn't do any good.
2. Please mail the brochure earlier.
3. High cancellation rate of programs detracts from offerings. Brochure comes out after registration date.
4. A shorter and simpler form is needed for registration.

General comments regarding the Recreation Department as a whole.

1. After the survey is complete, perhaps you should have another survey listing the suggested additional programs and asking for input on interest. 5K/10K is well handled.
2. The recreation staff, adult and youths have been wonderful for the fifteen years we have lived here. We have never had a reason to complain, Thank You!
3. Overall we are very proud of our Park and Rec Department. You do a great job.

TECHNICAL APPENDIX E

CITY OF LA PALMA

HAZARDOUS MATERIALS DISCLOSURE PERMITS

09\04\1992

LA PALMA BUSINESSES

NAME AND ADDRESS	SIC	BUSINESS DESCRIPTION
[illegible] CARE OF LA PALMA INC 5959 . LA PALMA	8011	WALK - IN MEDICAL FACILITY
CONROYS FLORIST 5961 . LA PALMA	5992	FLORIST
SAMS MOBIL 5962 . LA PALMA	5541	SERVICE STATION
POWER TRIM CO INC 6841 . MARLIN	3524	MFG/LAWN EDGERS
STEWART / WALKER COMPANY 6892 . MARLIN	3089	
LOS COYOTES SCHOOL 8122 . MOODY	8211	ELEMENTARY SCHOOL
LA PIZZERIA 8412 . MOODY	5812	RESTAURANT
CLASSICS IN FLOWERS 8452 . MOODY	5992	FLOWER SHOP
[illegible]TMS UNION 76 [illegible] . ORANGETHORPE	5541	SERVICE STATION
AUTOMATIC DATA PROCESSING 5355 . ORANGETHORPE	7374	DATA PROCESSING
7 - ELEVEN 5432 . ORANGETHORPE	5141	FOOD STORE
ARCO FACILITY #1998 5472 . ORANGETHORPE	5541	GAS STATION
SOUTHARD AUTO SERVICE 5502 . ORANGETHORPE	5541	GAS STATION
KITANOS GARDEN CENTER 5545 . ORANGETHORPE	181	NURSERY
KELLY SPRINGFIELD TIRE COMPANY 6565 . VALLEY VIEW	7534	TIRE WAREHOUSE
GARY SRIRO D D S INC 7881 . VALLEY VIEW	8021	DENTIST
RICHARD A SAVAGE D D S 7941 . VALLEY VIEW	8021	ORTHODONTICS

LA PALMA BUSINESSES

09\04\1992

NAME AND ADDRESS	SIC	BUSINESS DESCRIPTION
T EXPRESS INC 14000 . 183RD	4210	LTL TUCKING CO
PRESTIGE CLEANERS 10 . CENTER POINTE 10	7216	DRYCLEANING
DAYS LA PALMA LIMITED PARTNERSHIP 3 . CENTER POINTE	7011	HOTEL
LA PALMA PARTNERS 6 . CENTER POINTE	6512	PROPERTY MGMT
MATTHEWS INTERNATIONAL CORPORATION 5555 . FRESCA	3069	GRAPHIC DESIGN & PRINTING PLATES
KOMATSU FORKLIFT MANUFACTURING 5595 . FRESCA	3999	MANUFACTURING
THRIFTY CORPORATION 5692 . FRESCA	5912	MANUFACTURE STORE FIXTURES & MAINTENANCE
GREIF BROS CORP 5701 . FRESCA	3655	MFG STEEL/FIBER/PLASTIC DRUMS
ORCHIDS PAPER PRODUCTS COMPANY . FRESCA	2647	PAPER PRODUCTS
L D C CAR WASH INC 5021 . LA PALMA	7549	CAR WASH & GAS SALES
FOOD 4 LESS SUPERMARKETS INC 5420 . LA PALMA	5141	RETAIL GROCERY STORE
LA PALMA BEAUTY SUPPLY 5430 . LA PALMA	7231	BEAUTY SUPPLY
SPARKLING CLEANERS 5438 . LA PALMA	7216	DRY CLEANERS PICK - UP SHOP
CLINISHARE DIALYSIS NETWORK 5451 . LA PALMA 35	8092	DIALYSIS TREATMENTS
LA PALMA UNOCAL 5482 . LA PALMA	5541	SERVICE STATION
RICHARD B OLIVER D D S INC 5486 . LA PALMA	8021	DENTAL OFFICE
A B C SWIMMING POOL SERVICE 5522 . LA PALMA	5999	POOL SUPPLIES

LA PALMA BUSINESSES

09\04\1992

NAME AND ADDRESS	SIC	BUSINESS DESCRIPTION
[illegible] ENGINEERING COMPANY 6811 . WALKER	2759	PRINTERS
COOPER LIGHTING 6842 . WALKER	5099	DISTRIBUTION CENTER FOR FIXTURES
FORMS ENGINEERING CORP 6861 . WALKER	731	
KIM TECH INDUSTRIES INC 6951 . WALKER	7539	CAR ACCESSORIES
LA PALMA INTERCOMMUNITY HOSPITAL 7901 . WALKER	8062	ACUTE HEALTH CARE
WALKER JR HIGH SCHOOL 8132 . WALKER	8211	EDUCATION
KENNEDY HIGH SCHOOL 8281 . WALKER	8211	EDUCATION